

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



February 2011

Quick Facts

+ 13.1%

Change in
Closed Sales
All Properties

+ 2.3%

Change in
Closed Sales
Single-Family Only

+ 20.9%

Change in
Closed Sales
Condo Only

Single-Family Market Overview	2
Condo Market Overview	3
Closed Sales	4
Median Sales Price	5
Average Sales Price	6
New Listings	7
Pending Sales	8
Days On Market Until Sale	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13

[Click on desired metric to jump to that page.](#)

Single-Family Market Overview

Key market metrics for the current month and year-to-date figures for **Single-Family Homes Only**.



Key Metrics	Historical Sparklines	2-2010	2-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		431	398	- 7.7%	891	795	- 10.8%
Pending Sales		236	300	+ 27.1%	459	531	+ 15.7%
Closed Sales		177	181	+ 2.3%	356	381	+ 7.0%
Days on Market Until Sale		38	58	+ 52.6%	41	46	+ 13.6%
Median Sales Price		\$575,500	\$570,000	- 1.0%	\$580,000	\$570,000	- 1.7%
Average Sales Price		\$685,249	\$699,034	+ 2.0%	\$683,211	\$699,026	+ 2.3%
Percent of Original List Price Received		95.5%	94.2%	- 1.3%	95.1%	94.5%	- 0.6%
Housing Affordability Index		65	67	+ 4.6%	65	67	+ 4.6%
Inventory of Homes for Sale		1,545	1,395	- 9.7%	--	--	--
Months Supply of Homes for Sale		6.5	5.4	- 16.9%	--	--	--

Condo Market Overview



Key market metrics for the current month and year-to-date figures for **Townhouse-Condo Properties Only**.

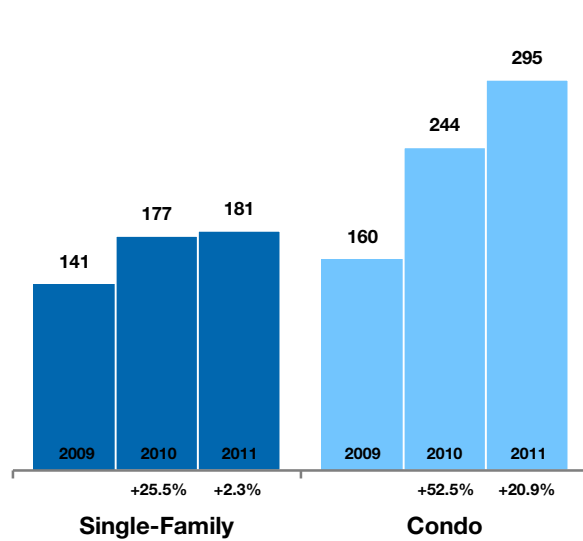
Key Metrics	Historical Sparklines	2-2010	2-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		589	570	- 3.2%	1,159	1,156	- 0.3%
Pending Sales		355	394	+ 11.0%	633	783	+ 23.7%
Closed Sales		244	295	+ 20.9%	486	564	+ 16.0%
Days on Market Until Sale		51	58	+ 13.7%	40	54	+ 33.8%
Median Sales Price		\$299,000	\$320,000	+ 7.0%	\$299,000	\$307,500	+ 2.8%
Average Sales Price		\$356,520	\$392,714	+ 10.2%	\$349,407	\$356,210	+ 1.9%
Percent of Original List Price Received		93.2%	94.3%	+ 1.2%	94.0%	94.4%	+ 0.4%
Housing Affordability Index		118	115	- 2.5%	118	115	- 2.5%
Inventory of Homes for Sale		2,014	1,931	- 4.1%	--	--	--
Months Supply of Homes for Sale		6.3	5.7	- 10.3%	--	--	--

Closed Sales

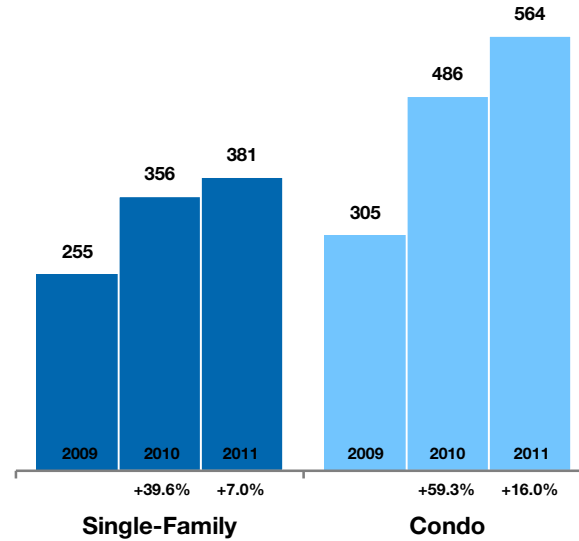
A count of the properties that have closed in a given month.



February

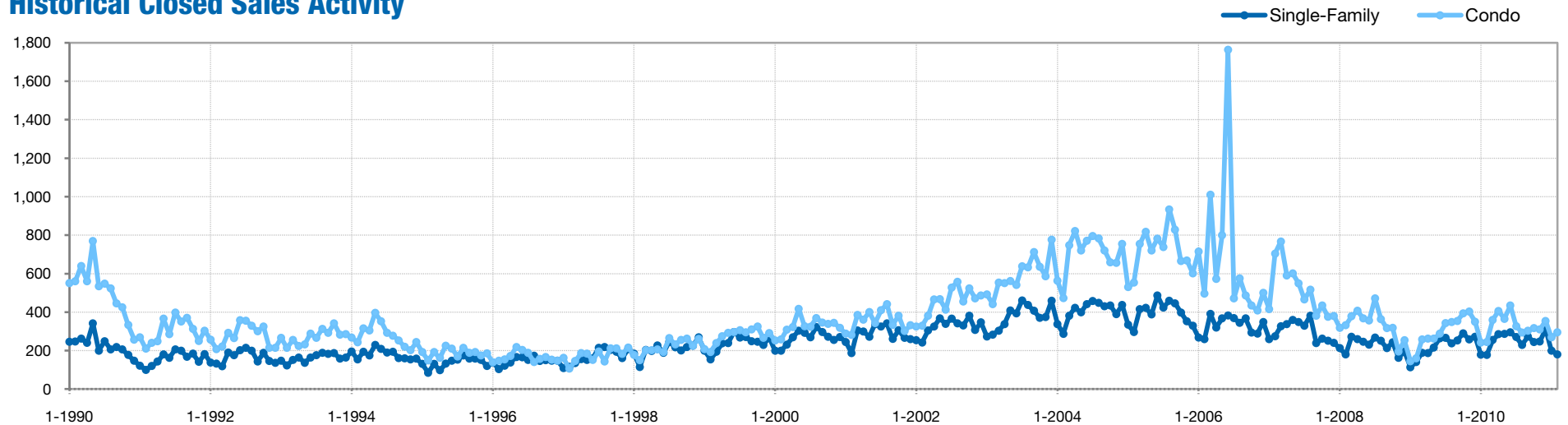


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	255	+ 34.9%	360	+ 39.5%
4-2010	285	+ 52.4%	406	+ 54.4%
5-2010	287	+ 32.9%	365	+ 39.3%
6-2010	295	+ 11.7%	434	+ 50.7%
7-2010	270	+ 1.5%	327	- 4.7%
8-2010	230	- 3.4%	294	- 15.5%
9-2010	273	+ 7.9%	304	- 14.1%
10-2010	245	- 15.5%	317	- 19.5%
11-2010	247	- 4.3%	310	- 23.1%
12-2010	312	+ 14.7%	354	+ 1.1%
1-2011	200	+ 11.7%	269	+ 11.2%
2-2011	181	+ 2.3%	295	+ 20.9%
Total	3,080	+ 10.4%	4,035	+ 7.6%

Historical Closed Sales Activity

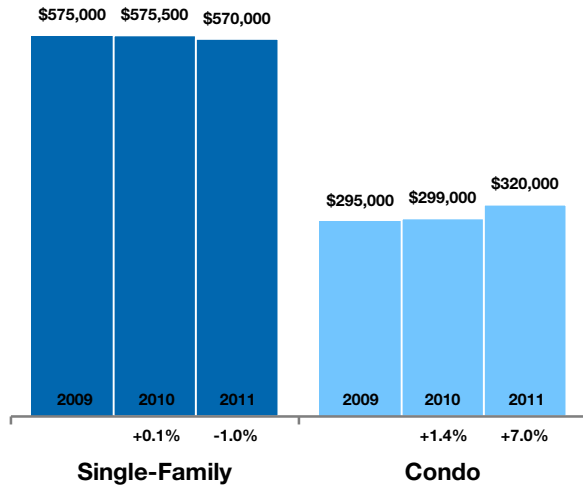


Median Sales Price

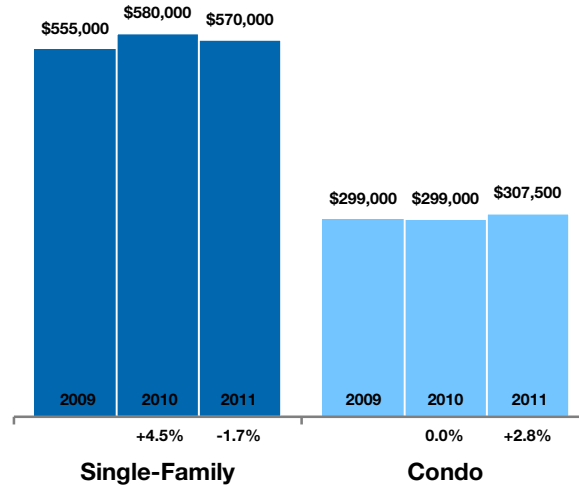
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



February

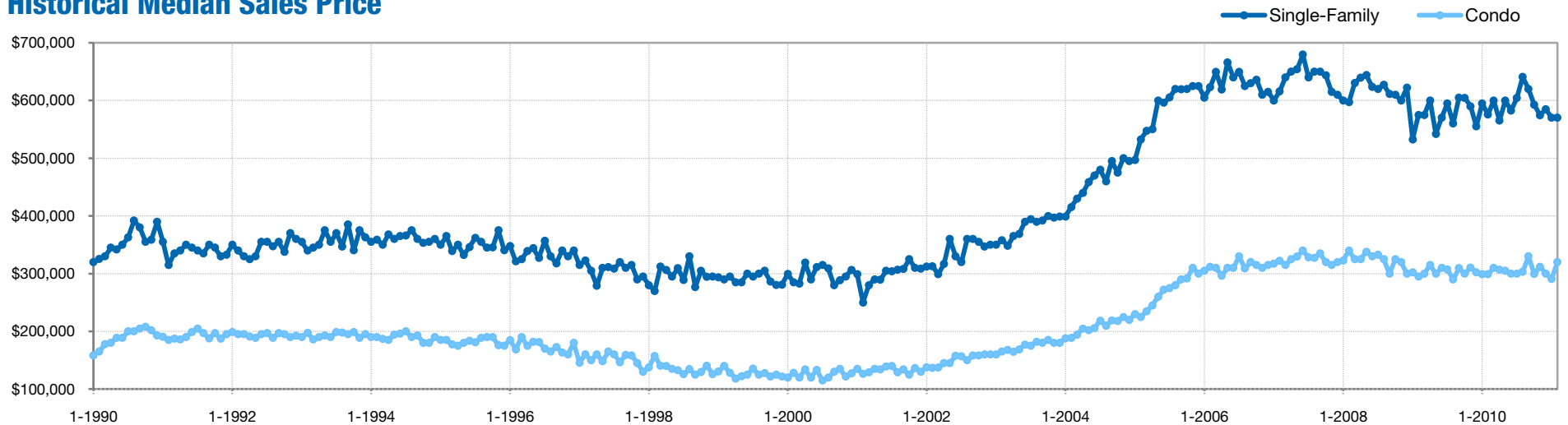


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	\$600,000	+ 4.3%	\$310,000	+ 3.3%
4-2010	\$565,000	- 5.8%	\$307,000	- 2.5%
5-2010	\$600,000	+ 10.7%	\$305,000	+ 1.7%
6-2010	\$582,500	+ 2.2%	\$300,000	- 3.2%
7-2010	\$604,500	+ 1.6%	\$300,000	- 2.4%
8-2010	\$640,639	+ 14.4%	\$303,000	+ 4.5%
9-2010	\$620,000	+ 2.5%	\$330,000	+ 6.6%
10-2010	\$592,500	- 2.0%	\$299,500	- 0.2%
11-2010	\$574,500	- 2.6%	\$312,000	+ 0.5%
12-2010	\$585,000	+ 5.4%	\$300,000	- 0.8%
1-2011	\$570,000	- 4.2%	\$291,000	- 2.7%
2-2011	\$570,000	- 1.0%	\$320,000	+ 7.0%
Average	\$590,000	+ 1.7%	\$308,000	+ 1.7%

Historical Median Sales Price

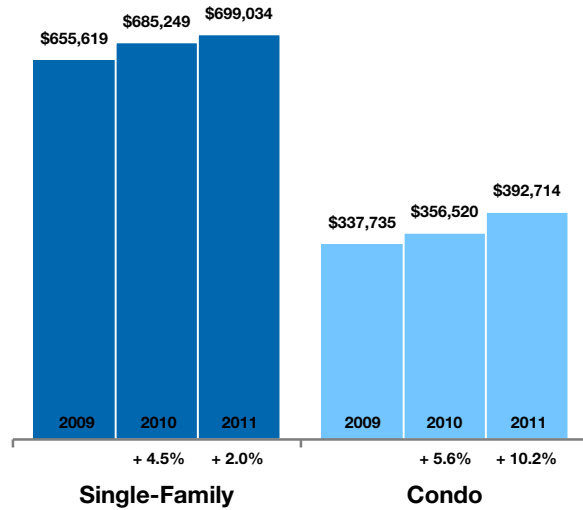


Average Sales Price

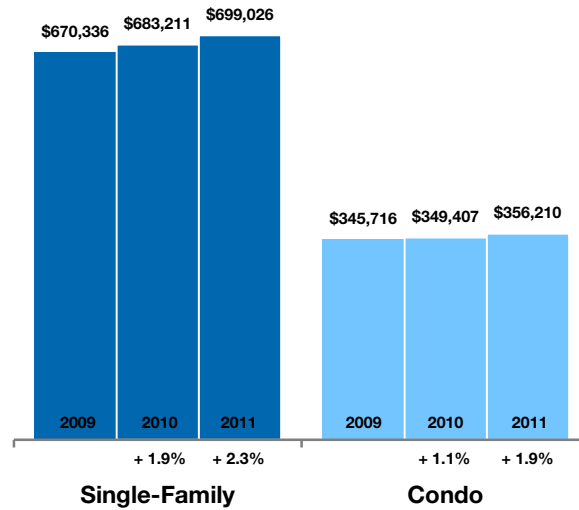
The average sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



February

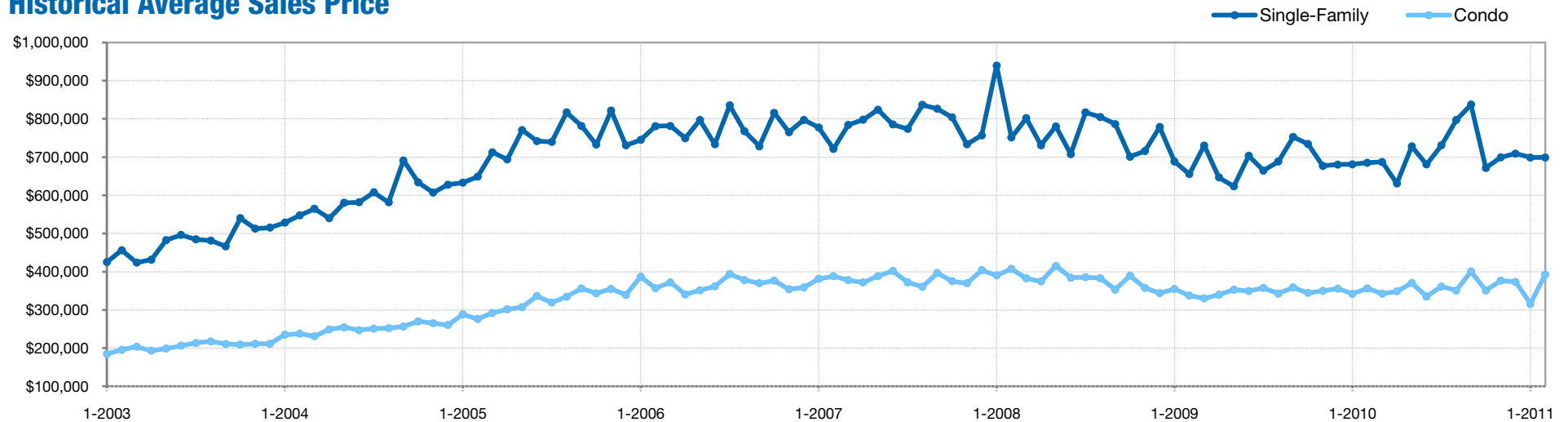


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	\$687,148	-5.9%	\$342,395	+3.7%
4-2010	\$630,761	-2.4%	\$348,502	+2.5%
5-2010	\$727,973	+16.8%	\$370,506	+5.0%
6-2010	\$680,717	-3.2%	\$335,192	-4.2%
7-2010	\$730,763	+9.9%	\$361,342	+1.0%
8-2010	\$797,022	+15.8%	\$351,145	+2.4%
9-2010	\$837,233	+11.2%	\$400,445	+11.6%
10-2010	\$671,512	-8.6%	\$350,858	+1.8%
11-2010	\$699,299	+3.3%	\$376,654	+7.6%
12-2010	\$708,973	+4.2%	\$373,413	+4.9%
1-2011	\$699,019	+2.6%	\$315,986	-7.7%
2-2011	\$699,034	+2.0%	\$392,714	+10.2%
Average	\$713,863	+3.4%	\$359,378	+3.0%

Historical Average Sales Price

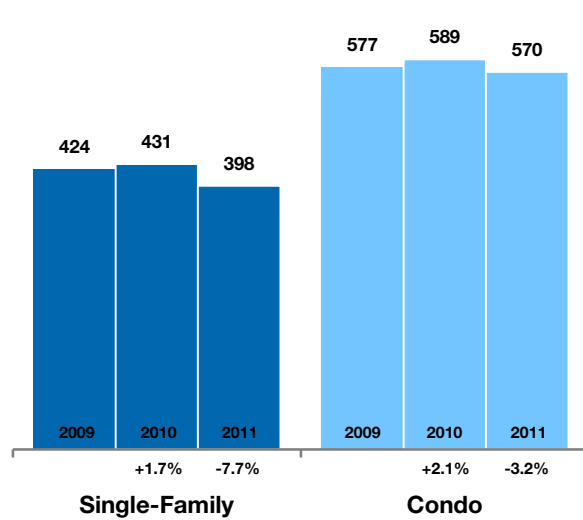


New Listings

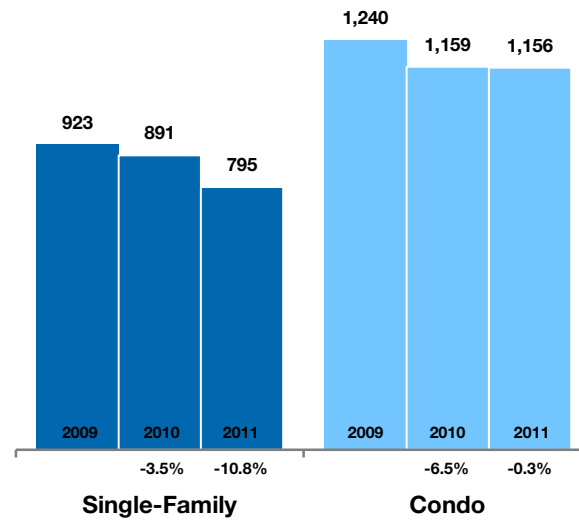
A count of the properties that have been newly listed on the market in a given month.



February

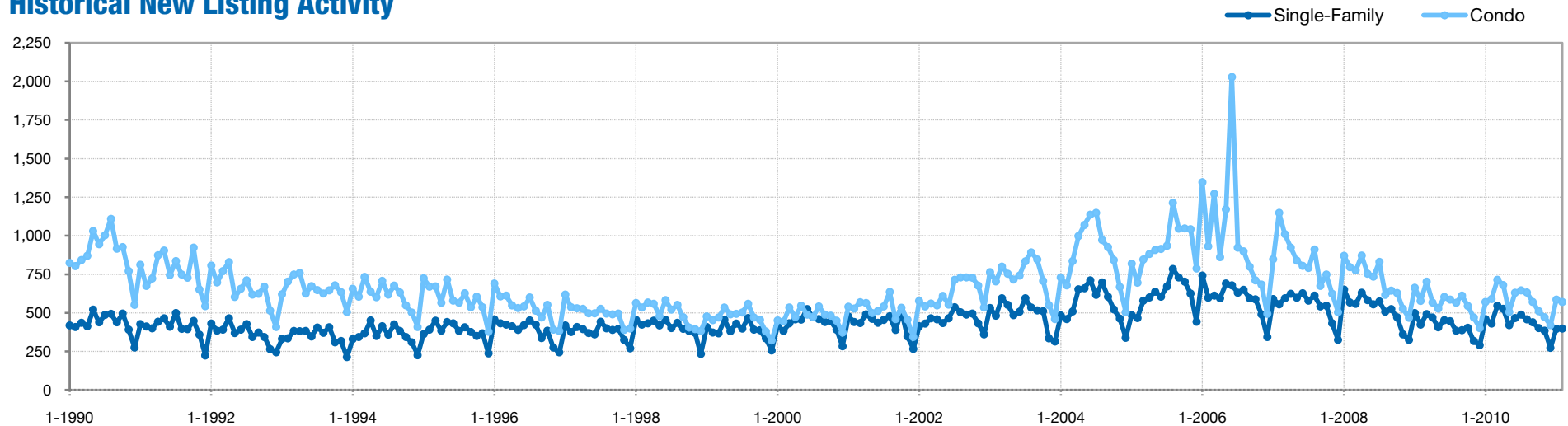


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	547	+ 11.2%	715	+ 1.7%
4-2010	526	+ 12.2%	680	+ 19.7%
5-2010	420	+ 3.4%	506	- 4.2%
6-2010	466	+ 3.1%	630	+ 4.5%
7-2010	488	+ 9.4%	646	+ 10.2%
8-2010	458	+ 19.0%	632	+ 11.9%
9-2010	439	+ 13.1%	571	- 6.7%
10-2010	401	- 0.7%	510	- 6.4%
11-2010	384	+ 21.1%	471	+ 0.4%
12-2010	273	- 6.2%	420	+ 4.5%
1-2011	397	- 13.7%	586	+ 2.8%
2-2011	398	- 7.7%	570	- 3.2%
Average	5,197	+ 5.2%	6,937	+ 2.9%

Historical New Listing Activity

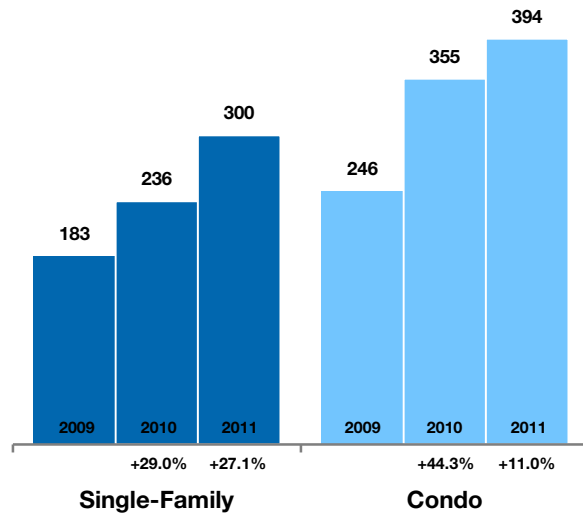


Pending Sales

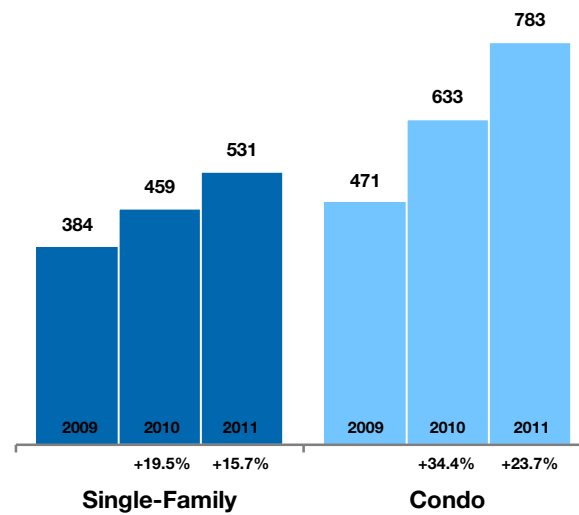
A count of the properties that have offers accepted on them in a given month.



February

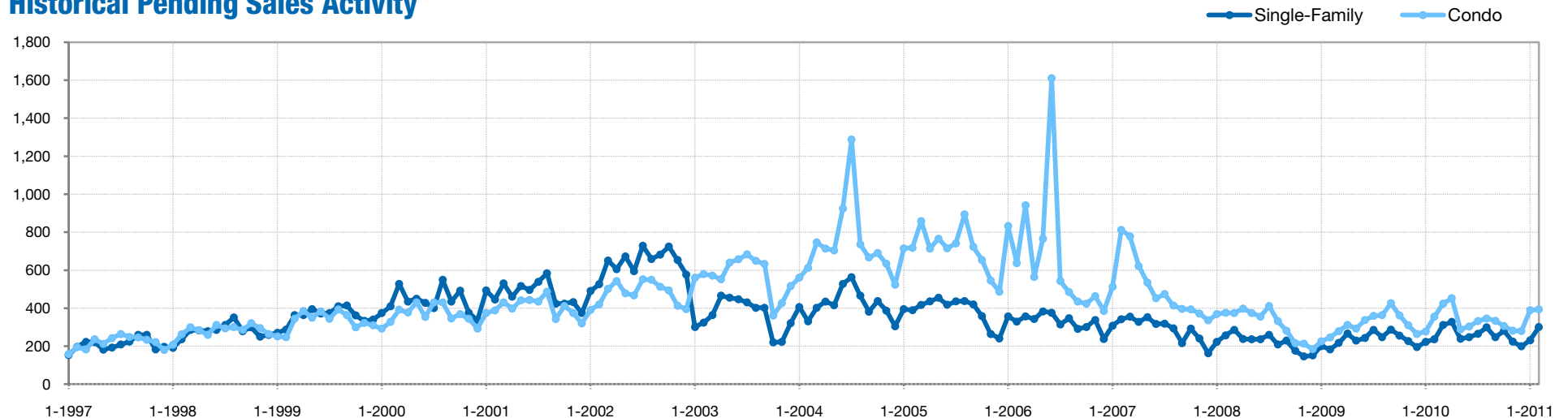


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	311	+ 43.3%	424	+ 52.0%
4-2010	328	+ 23.3%	452	+ 44.9%
5-2010	239	+ 4.4%	288	- 1.7%
6-2010	248	+ 2.1%	304	- 9.8%
7-2010	265	- 7.3%	332	- 7.5%
8-2010	299	+ 20.6%	346	- 4.7%
9-2010	247	- 13.9%	334	- 21.6%
10-2010	281	+ 9.8%	306	- 15.5%
11-2010	224	- 1.3%	282	- 9.0%
12-2010	199	+ 2.1%	280	+ 6.1%
1-2011	231	+ 3.6%	389	+ 39.9%
2-2011	300	+ 27.1%	394	+ 11.0%
Average	3,172	+ 8.9%	4,131	+ 4.9%

Historical Pending Sales Activity

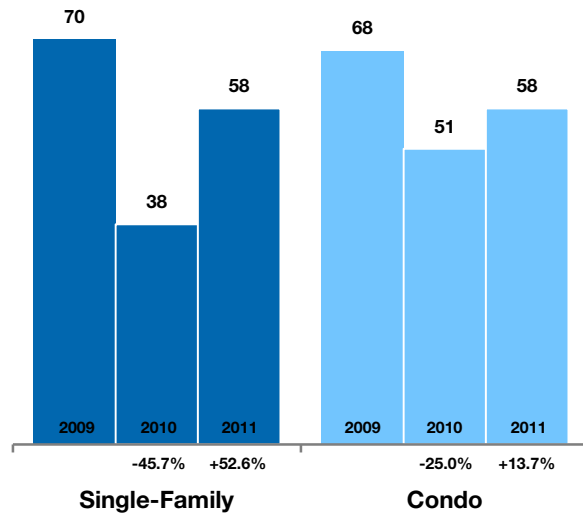


Days on Market Until Sale

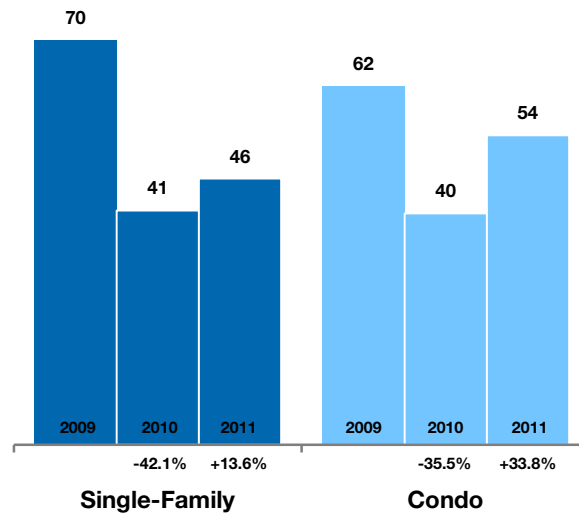
The average number of days between when a property is first listed and when an offer is accepted. Sold properties only.



February

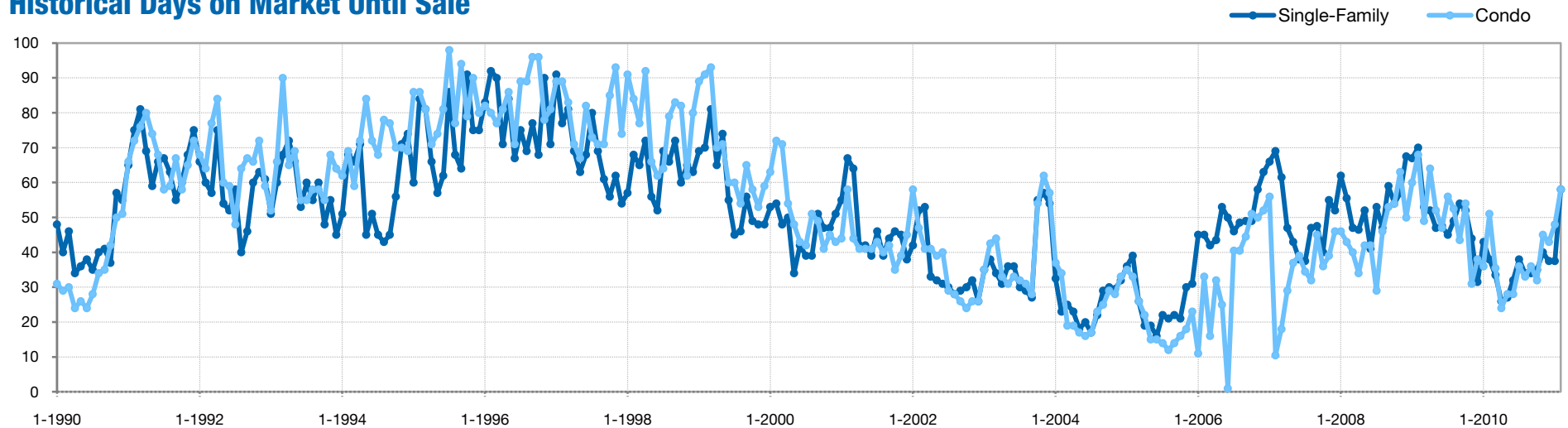


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	34	-36.8%	36	-27.6%
4-2010	26	-50.0%	24	-62.5%
5-2010	27	-42.6%	28	-46.2%
6-2010	32	-32.6%	28	-40.4%
7-2010	38	-15.6%	36	-35.7%
8-2010	34	-30.6%	33	-37.1%
9-2010	34	-37.0%	36	-17.2%
10-2010	35	-32.7%	32	-40.7%
11-2010	40	-9.1%	45	+45.2%
12-2010	38	+19.0%	43	+13.2%
1-2011	38	-12.8%	48	+33.3%
2-2011	58	+52.6%	58	+13.7%
Average	35	-25.5%	36	-23.4%

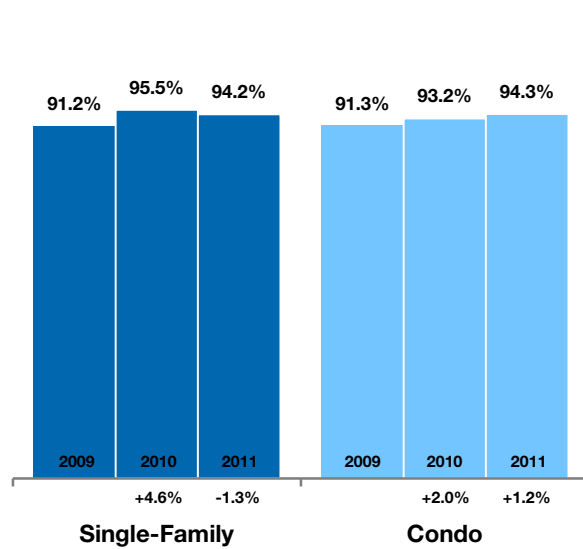
Historical Days on Market Until Sale



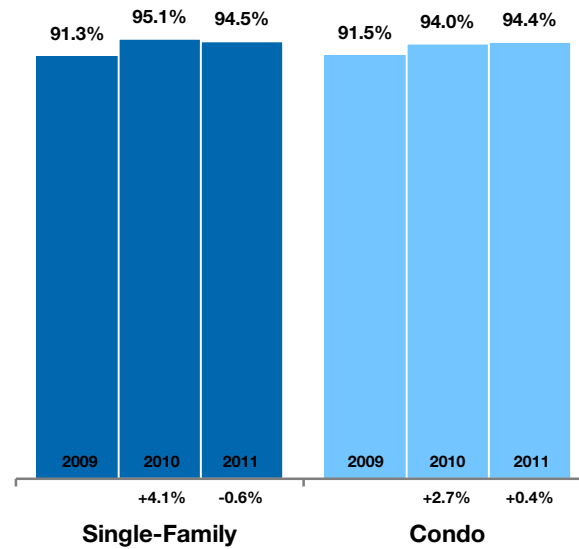
Percent of Original List Price Received

The average percentage found when dividing a property's sales price by the original list price.
Sold properties only. Does not account for seller concessions.

February

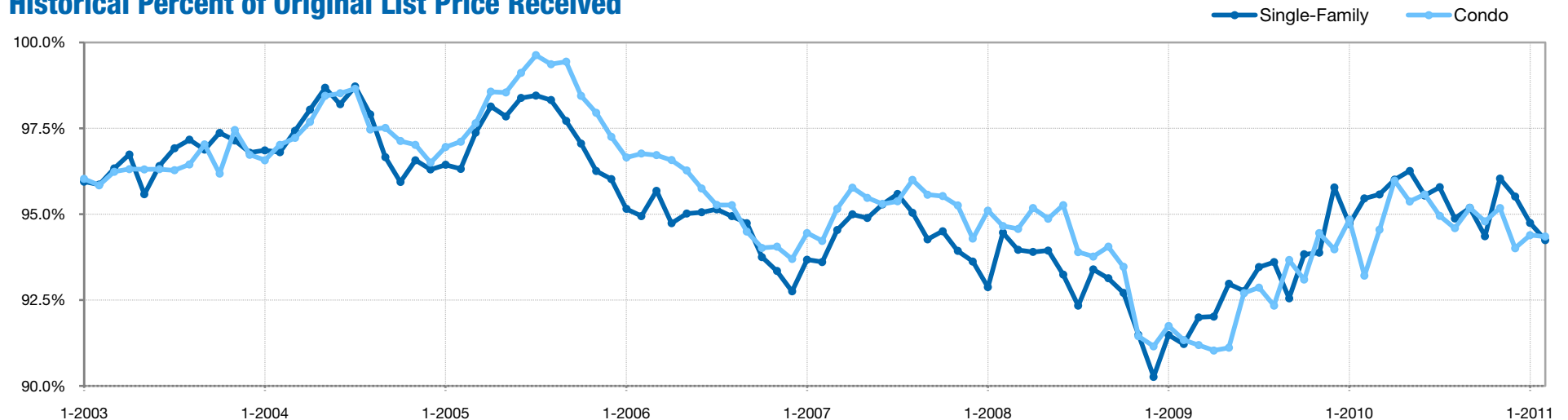


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	95.6%	+ 3.9%	94.6%	+ 3.7%
4-2010	96.0%	+ 4.3%	96.0%	+ 5.4%
5-2010	96.3%	+ 3.5%	95.4%	+ 4.7%
6-2010	95.5%	+ 3.0%	95.6%	+ 3.1%
7-2010	95.8%	+ 2.5%	95.0%	+ 2.2%
8-2010	94.9%	+ 1.4%	94.6%	+ 2.4%
9-2010	95.2%	+ 2.8%	95.2%	+ 1.6%
10-2010	94.4%	+ 0.6%	94.8%	+ 1.8%
11-2010	96.0%	+ 2.3%	95.2%	+ 0.8%
12-2010	95.5%	- 0.3%	94.0%	+ 0.0%
1-2011	94.7%	+ 0.0%	94.4%	- 0.5%
2-2011	94.2%	- 1.3%	94.3%	+ 1.2%
Average	95.4%	+ 1.9%	95.0%	+ 2.1%

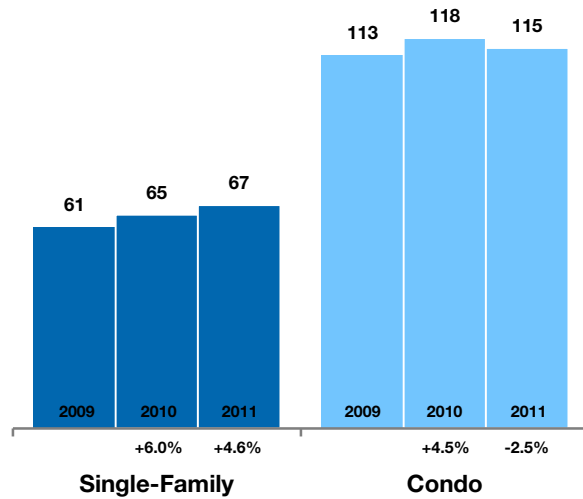
Historical Percent of Original List Price Received



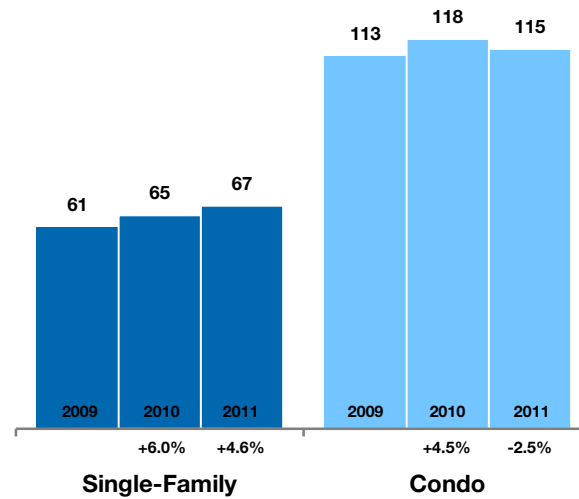
Housing Affordability Index

This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

February

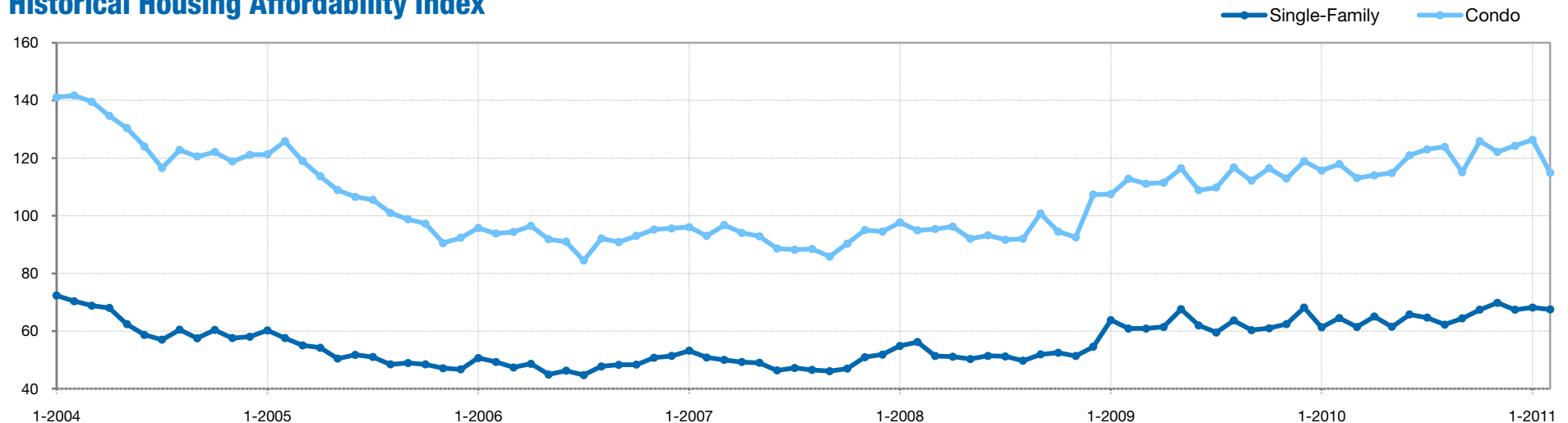


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	61	+ 0.9%	113	+ 1.7%
4-2010	65	+ 5.8%	114	+ 2.3%
5-2010	61	- 9.0%	115	- 1.4%
6-2010	66	+ 6.1%	121	+ 11.1%
7-2010	65	+ 8.6%	123	+ 12.1%
8-2010	62	- 2.2%	124	+ 6.2%
9-2010	64	+ 6.7%	115	+ 2.7%
10-2010	67	+ 10.5%	126	+ 8.1%
11-2010	70	+ 11.9%	122	+ 8.2%
12-2010	67	- 1.1%	124	+ 4.5%
1-2011	68	+ 11.2%	126	+ 9.2%
2-2011	67	+ 4.6%	115	- 2.5%
Average	65		120	

Historical Housing Affordability Index

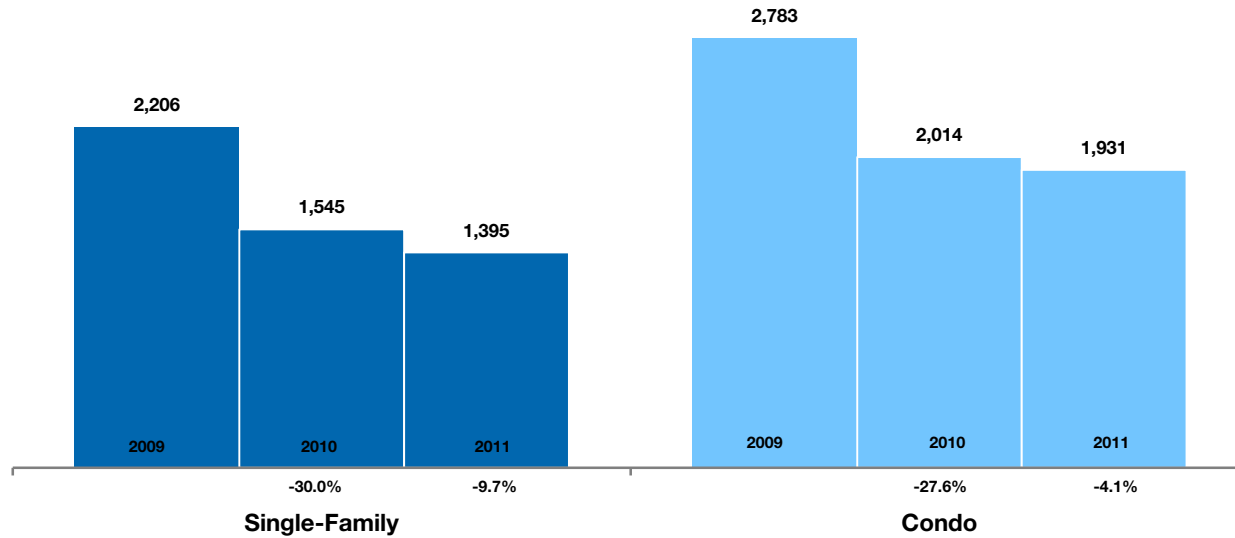


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the month.

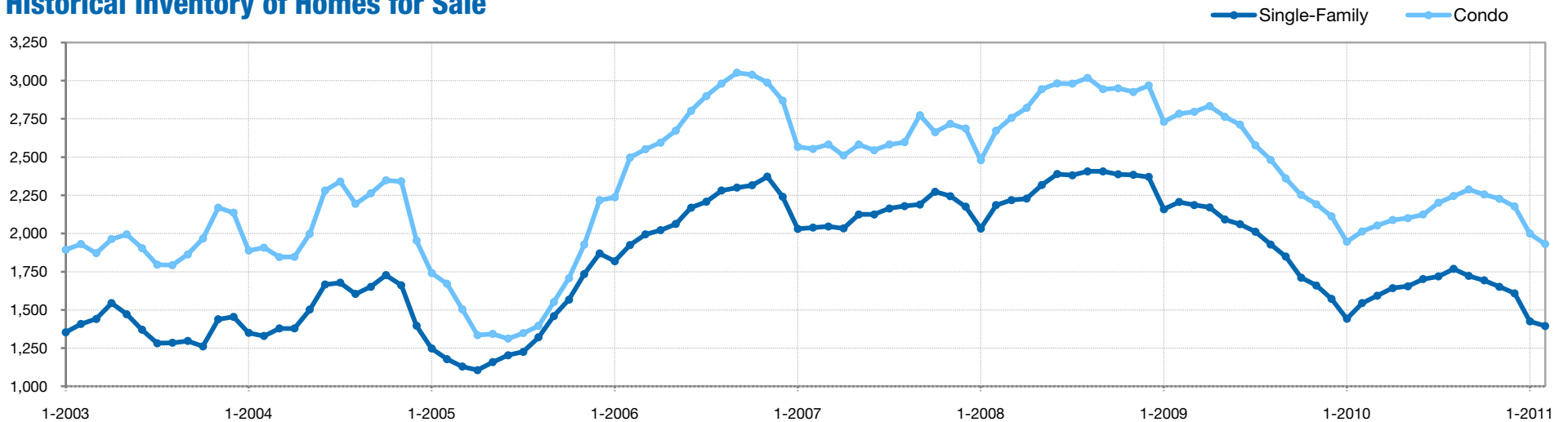


February



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	1,593	- 27.1%	2,053	- 26.6%
4-2010	1,643	- 24.3%	2,088	- 26.3%
5-2010	1,655	- 20.9%	2,101	- 24.0%
6-2010	1,702	- 17.4%	2,124	- 21.7%
7-2010	1,719	- 14.6%	2,201	- 14.6%
8-2010	1,768	- 8.3%	2,245	- 9.5%
9-2010	1,722	- 6.9%	2,288	- 3.1%
10-2010	1,693	- 1.1%	2,255	+ 0.1%
11-2010	1,651	- 0.5%	2,227	+ 1.6%
12-2010	1,609	+ 2.4%	2,177	+ 3.1%
1-2011	1,425	- 1.2%	1,999	+ 2.7%
2-2011	1,395	- 9.7%	1,931	- 4.1%
Average	1,631	- 11.9%	2,141	- 11.5%

Historical Inventory of Homes for Sale

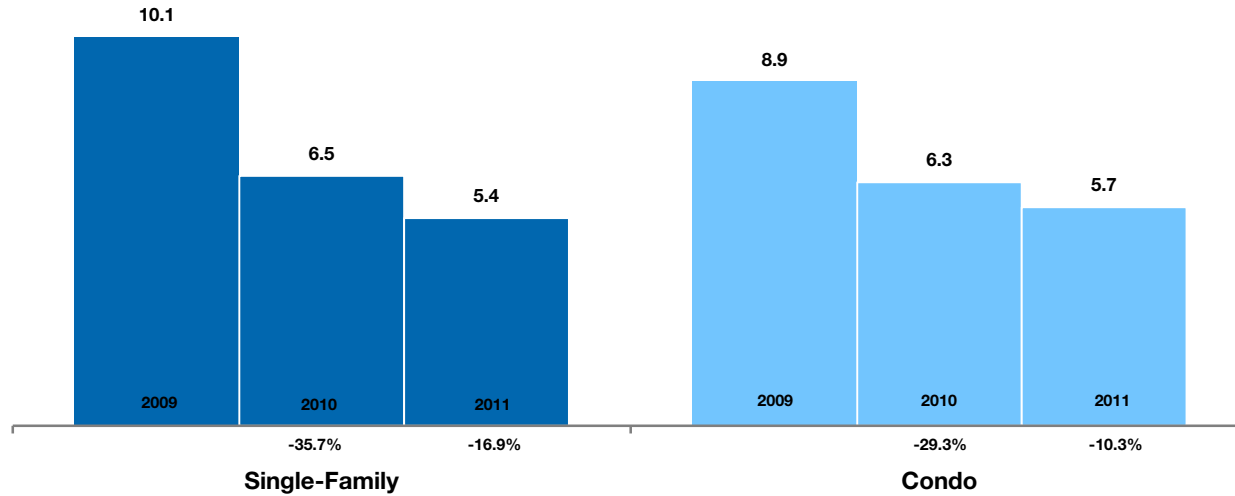


Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales for the last 12 months.

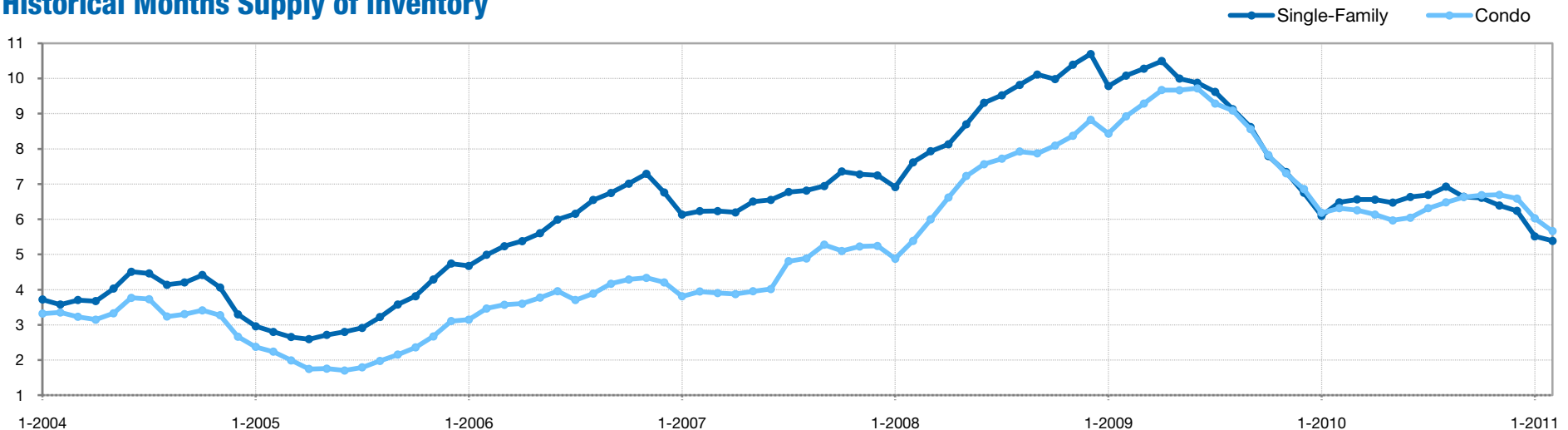


February



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	6.6	-36.2%	6.3	-32.7%
4-2010	6.6	-37.5%	6.1	-36.5%
5-2010	6.5	-35.2%	6.0	-38.2%
6-2010	6.6	-32.8%	6.0	-37.8%
7-2010	6.7	-30.5%	6.3	-32.0%
8-2010	6.9	-24.1%	6.5	-28.7%
9-2010	6.6	-23.0%	6.6	-22.5%
10-2010	6.6	-15.2%	6.7	-14.6%
11-2010	6.4	-12.9%	6.7	-8.4%
12-2010	6.2	-7.6%	6.6	-3.9%
1-2011	5.5	-9.5%	6.0	-2.6%
2-2011	5.4	-16.9%	5.7	-10.3%
Average	6.4	-25.2%	6.3	-24.3%

Historical Months Supply of Inventory



Housing Supply Overview



A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®

February 2011

Quick Facts

5.4

5.7

5.6

9.1

Months Supply
Single-Family

Months Supply
Condo

Months Supply
Previously Owned

Months Supply
New Construction

Pending Sales	2
Days on Market Until Sale	4
Percent of Original List Price Received	6
Inventory of Homes for Sale	8
Months Supply of Inventory	10

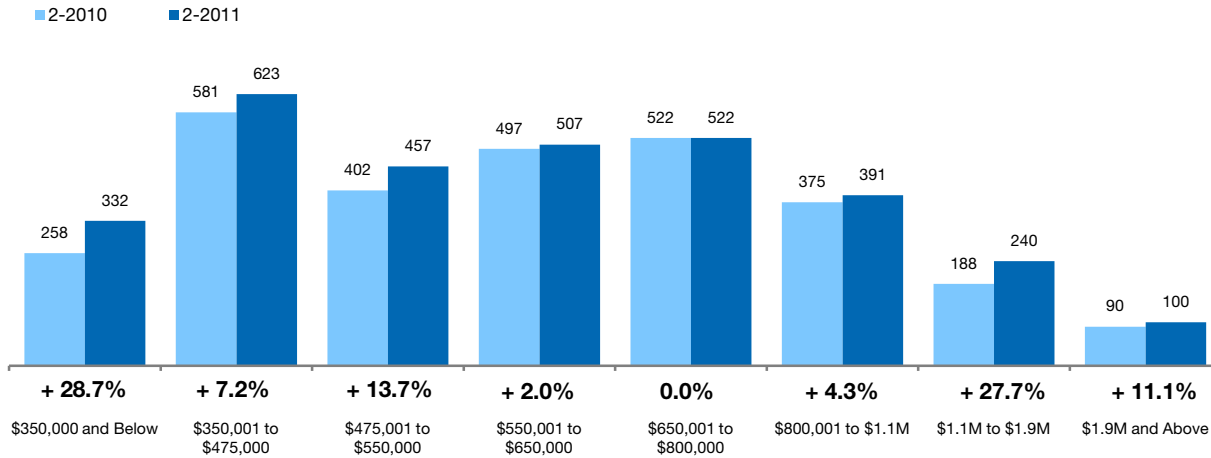
[Click on desired metric to jump to that page.](#)

Pending Sales Single-Family Homes Only

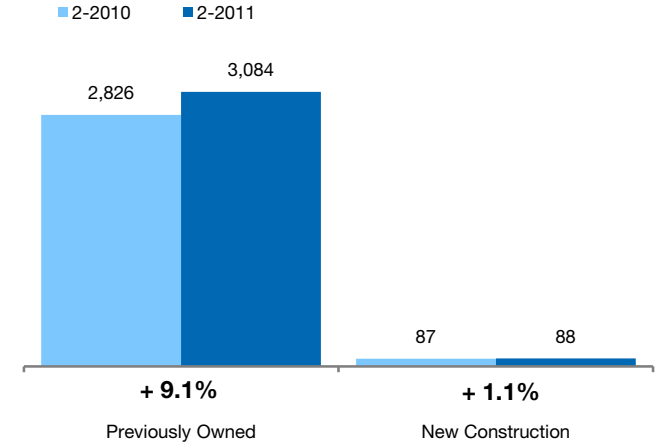


A count of the properties that have offers accepted on them in a given month. **Based on a rolling 12-month total.**

By Price Range



By Construction Status



All Properties

By Price Range	2-2010	2-2011	Change
\$350,000 and Below	258	332	+ 28.7%
\$350,001 to \$475,000	581	623	+ 7.2%
\$475,001 to \$550,000	402	457	+ 13.7%
\$550,001 to \$650,000	497	507	+ 2.0%
\$650,001 to \$800,000	522	522	0.0%
\$800,001 to \$1.1M	375	391	+ 4.3%
\$1.1M to \$1.9M	188	240	+ 27.7%
\$1.9M and Above	90	100	+ 11.1%
All Single-Family Homes	2,913	3,172	+ 8.9%

Previously Owned

2-2010	2-2011	Change
255	330	+ 29.4%
573	592	+ 3.3%
398	446	+ 12.1%
487	496	+ 1.8%
495	507	+ 2.4%
355	384	+ 8.2%
181	235	+ 29.8%
82	94	+ 14.6%
2,826	3,084	+ 9.1%

New Construction

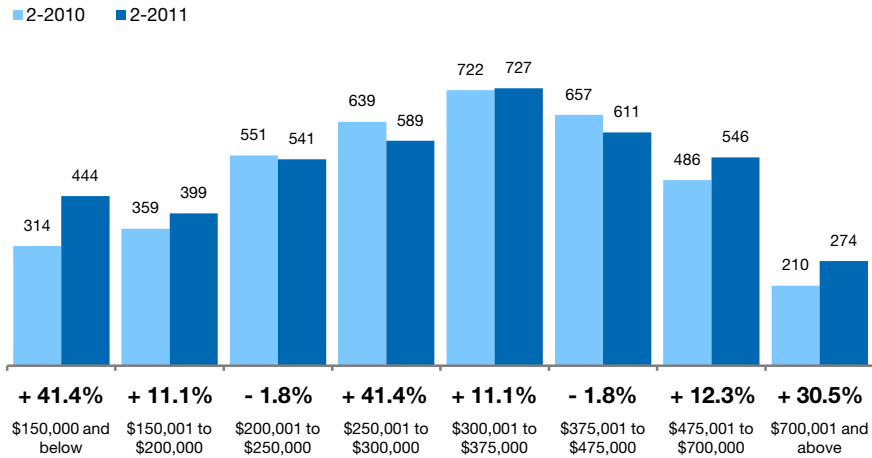
2-2010	2-2011	Change
3	2	- 33.3%
8	31	+ 287.5%
4	11	+ 175.0%
10	11	+ 10.0%
27	15	- 44.4%
20	7	- 65.0%
7	5	- 28.6%
8	6	- 25.0%
87	88	+ 1.1%

Pending Sales Condo Properties Only

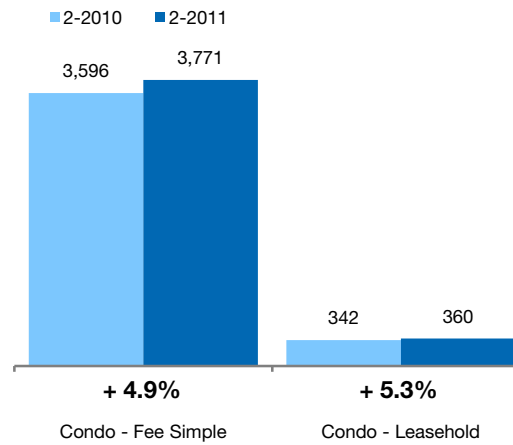


A count of the properties that have offers accepted on them in a given month. **Based on a rolling 12-month total.**

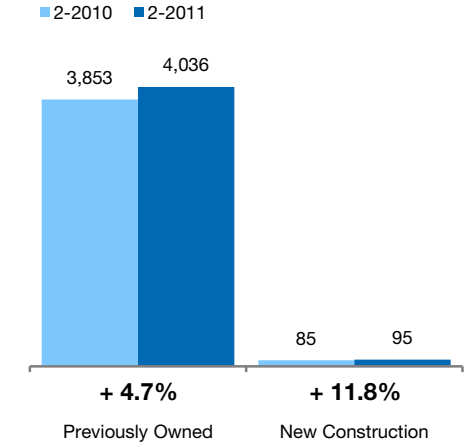
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range	2-2010	2-2011	Change
\$150,000 and below	314	444	+ 41.4%
\$150,001 to \$200,000	359	399	+ 11.1%
\$200,001 to \$250,000	551	541	- 1.8%
\$250,001 to \$300,000	639	589	- 7.8%
\$300,001 to \$375,000	722	727	+ 0.7%
\$375,001 to \$475,000	657	611	- 7.0%
\$475,001 to \$700,000	486	546	+ 12.3%
\$700,001 and above	210	274	+ 30.5%
All Price Ranges	3,938	4,131	+ 4.9%

Previously Owned

2-2010	2-2011	Change	2-2010	2-2011	Change
311	444	+ 42.8%	3	0	- 100.0%
356	398	+ 11.8%	3	1	- 66.7%
548	540	- 1.5%	3	1	- 66.7%
635	567	- 10.7%	4	22	+ 450.0%
718	714	- 0.6%	4	13	+ 225.0%
646	599	- 7.3%	11	12	+ 9.1%
460	532	+ 15.7%	26	14	- 46.2%
179	242	+ 35.2%	31	32	+ 3.2%
3,853	4,036	+ 4.7%	85	95	+ 11.8%

New Construction

By Condo Type	2-2010	2-2011	Change
Condo - Fee Simple	3,596	3,771	+ 4.9%
Condo - Leasehold	342	360	+ 5.3%
All Condo Types	3,938	4,131	+ 4.9%

2-2010	2-2011	Change	2-2010	2-2011	Change
3,511	3,676	+ 4.7%	85	95	+ 11.8%
342	360	+ 5.3%	0	0	0.0%
3,853	4,036	+ 4.7%	85	95	+ 11.8%

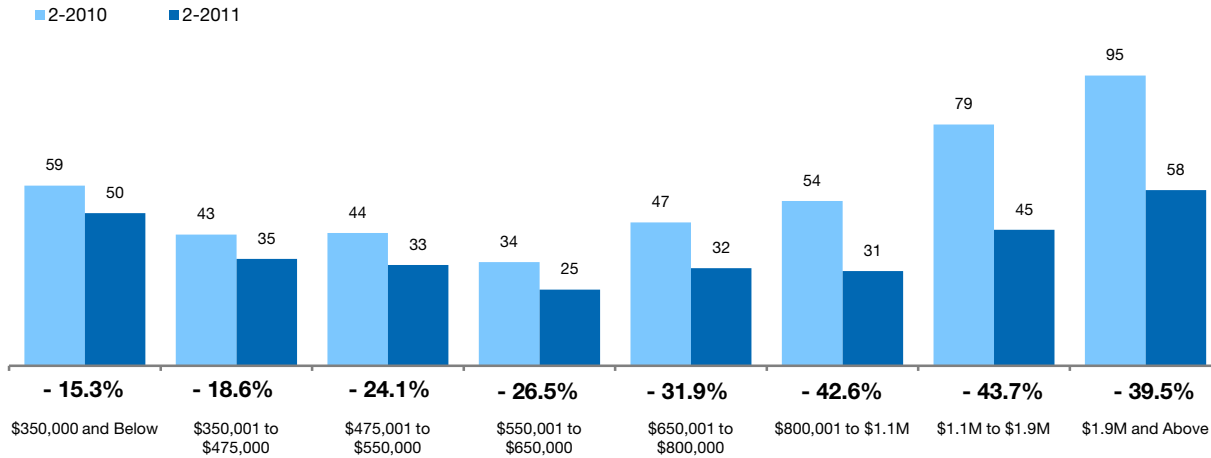
Days on Market Until Sale Single-Family Homes Only



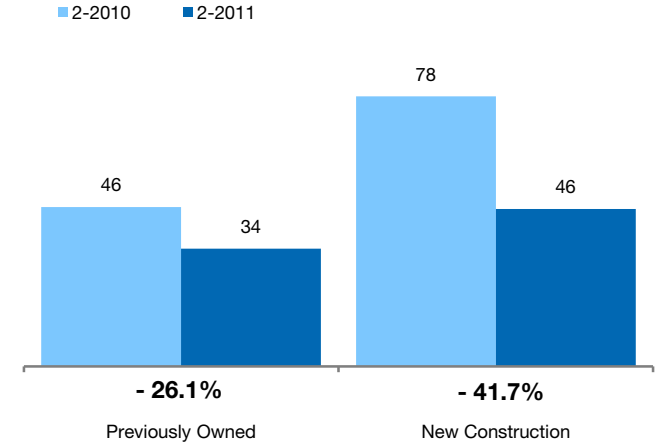
The median number of days between when a property is first listed and when an offer is accepted.

Sold properties only. **Based on a rolling 12-month median.**

By Price Range



By Construction Status



All Properties

By Price Range	2-2010	2-2011	Change
\$350,000 and Below	59	50	- 15.3%
\$350,001 to \$475,000	43	35	- 18.6%
\$475,001 to \$550,000	44	33	- 24.1%
\$550,001 to \$650,000	34	25	- 26.5%
\$650,001 to \$800,000	47	32	- 31.9%
\$800,001 to \$1.1M	54	31	- 42.6%
\$1.1M to \$1.9M	79	45	- 43.7%
\$1.9M and Above	95	58	- 39.5%
All Single-Family Homes	47	35	- 25.5%

Previously Owned

2-2010	2-2011	Change
59	50	- 15.3%
43	36	- 16.3%
44	34	- 21.8%
34	25	- 26.5%
47	29	- 37.6%
50	30	- 40.0%
75	43	- 42.7%
86	57	- 34.3%
46	34	- 26.1%

New Construction

2-2010	2-2011	Change
54	63	+ 15.7%
60	1	- 98.3%
63	1	- 98.4%
40	27	- 31.6%
64	124	+ 93.8%
106	84	- 20.8%
118	202	+ 71.2%
125	136	+ 8.8%
78	46	- 41.7%

Days on Market Until Sale Condo Properties Only

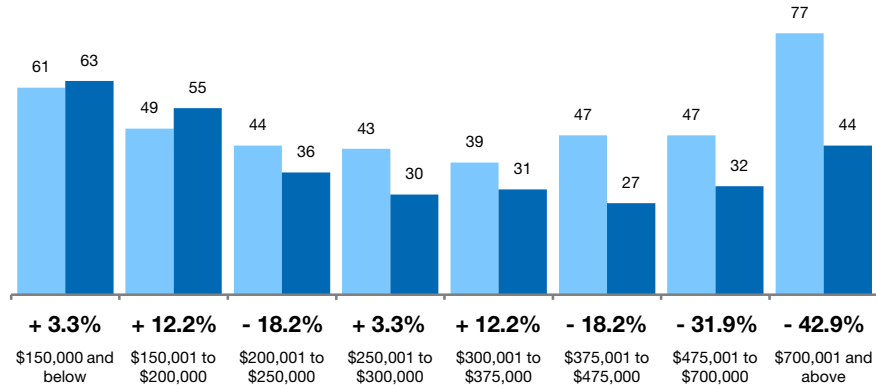


The median number of days between when a property is first listed and when an offer is accepted.

Sold properties only. **Based on a rolling 12-month median.**

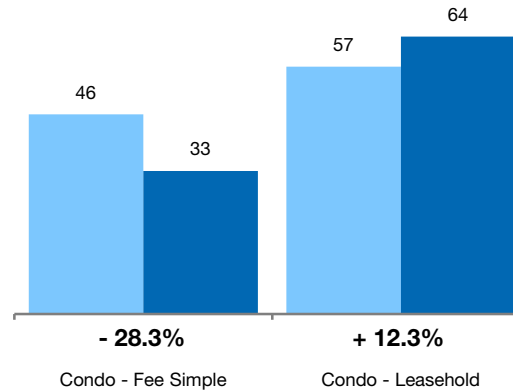
By Price Range

■ 2-2010 ■ 2-2011



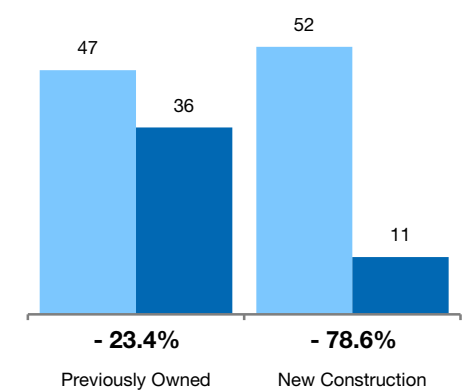
By Condo Type

■ 2-2010 ■ 2-2011



By Construction Status

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$150,000 and below	61	63	+ 3.3%
\$150,001 to \$200,000	49	55	+ 12.2%
\$200,001 to \$250,000	44	36	- 18.2%
\$250,001 to \$300,000	43	30	- 31.4%
\$300,001 to \$375,000	39	31	- 20.5%
\$375,001 to \$475,000	47	27	- 42.6%
\$475,001 to \$700,000	47	32	- 31.9%
\$700,001 and above	77	44	- 42.9%
All Condos	47	36	- 23.4%

Previously Owned

	2-2010	2-2011	Change
\$150,000 and below	60	64	+ 5.8%
\$150,001 to \$200,000	49	54	+ 10.2%
\$200,001 to \$250,000	45	36	- 19.1%
\$250,001 to \$300,000	43	30	- 31.4%
\$300,001 to \$375,000	39	31	- 20.5%
\$375,001 to \$475,000	47	26	- 44.7%
\$475,001 to \$700,000	46	32	- 30.4%
\$700,001 and above	73	61	- 16.4%
All Condos	47	36	- 23.4%

New Construction

	2-2010	2-2011	Change
\$150,000 and below	232	51	- 78.0%
\$150,001 to \$200,000	0	289	0.0%
\$200,001 to \$250,000	0	33	0.0%
\$250,001 to \$300,000	19	0	- 100.0%
\$300,001 to \$375,000	24	0	- 100.0%
\$375,001 to \$475,000	13	66	+ 407.7%
\$475,001 to \$700,000	68	48	- 29.4%
\$700,001 and above	112	0	- 100.0%
All Condos	52	11	- 78.6%

By Condo Type

	2-2010	2-2011	Change
Condo - Fee Simple	46	33	- 28.3%
Condo - Leasehold	57	64	+ 12.3%
All Condos	47	36	- 23.4%

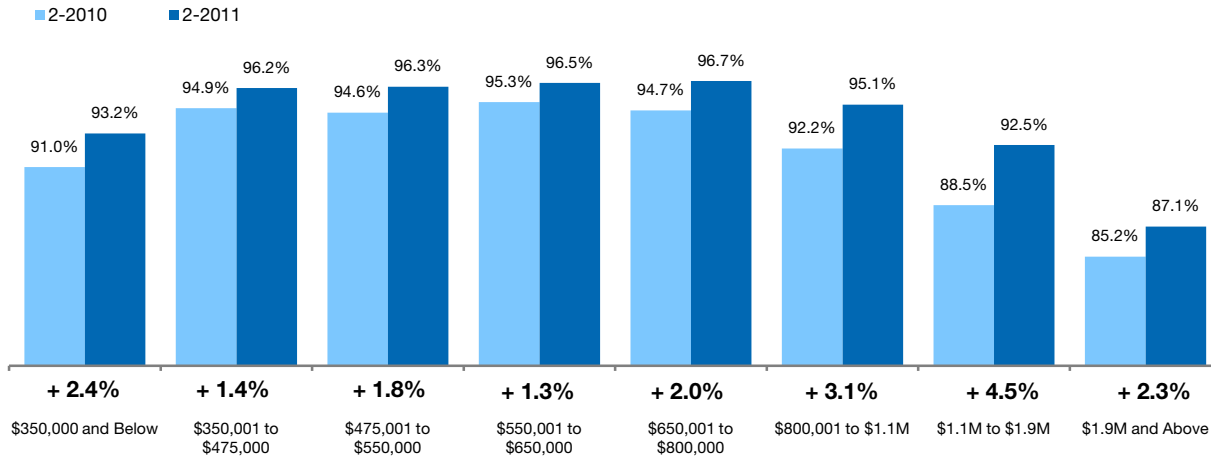
	2-2010	2-2011	Change
Condo - Fee Simple	46	34	- 26.1%
Condo - Leasehold	57	64	+ 12.3%
All Condos	47	36	- 23.4%

Pct. Of Orig. Price Received Single-Family Homes Only

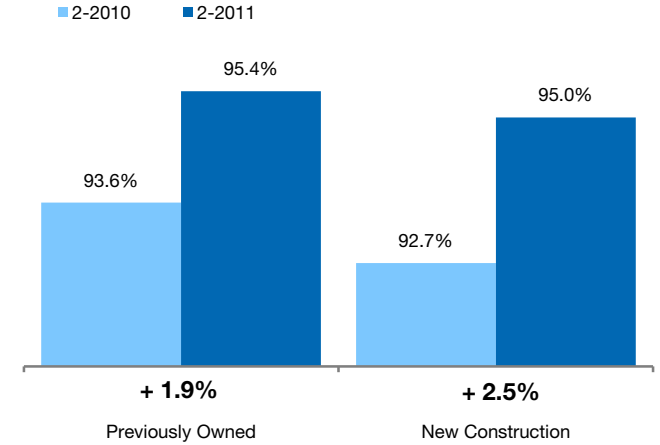


The average percentage found when dividing a property's sales price by the original list price.
Sold properties only. Does not account for seller concessions. **Based on a rolling 12-month average.**

By Price Range



By Construction Status



All Properties

By Price Range	2-2010	2-2011	Change
\$350,000 and Below	91.0%	93.2%	+ 2.4%
\$350,001 to \$475,000	94.9%	96.2%	+ 1.4%
\$475,001 to \$550,000	94.6%	96.3%	+ 1.8%
\$550,001 to \$650,000	95.3%	96.5%	+ 1.3%
\$650,001 to \$800,000	94.7%	96.7%	+ 2.0%
\$800,001 to \$1.1M	92.2%	95.1%	+ 3.1%
\$1.1M to \$1.9M	88.5%	92.5%	+ 4.5%
\$1.9M and Above	85.2%	87.1%	+ 2.3%
All Single-Family Homes	93.6%	95.4%	+ 1.9%

Previously Owned

2-2010	2-2011	Change
91.0%	93.3%	+ 2.5%
94.8%	96.1%	+ 1.4%
94.5%	96.3%	+ 1.8%
95.3%	96.5%	+ 1.3%
94.7%	96.7%	+ 2.1%
92.3%	95.0%	+ 2.9%
89.0%	92.7%	+ 4.2%
85.0%	87.5%	+ 2.9%
93.6%	95.4%	+ 1.9%

New Construction

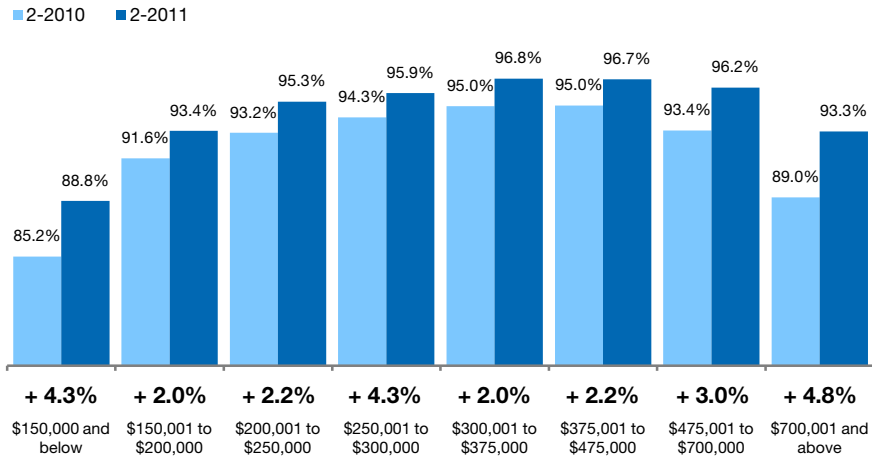
2-2010	2-2011	Change
91.1%	86.6%	- 4.9%
98.8%	99.1%	+ 0.4%
103.1%	98.9%	- 4.2%
94.4%	97.1%	+ 2.8%
96.2%	96.8%	+ 0.6%
90.2%	97.3%	+ 8.0%
78.6%	82.5%	+ 5.0%
86.4%	82.8%	- 4.2%
92.7%	95.0%	+ 2.5%

Pct. Of Orig. Price Received Condo Properties Only

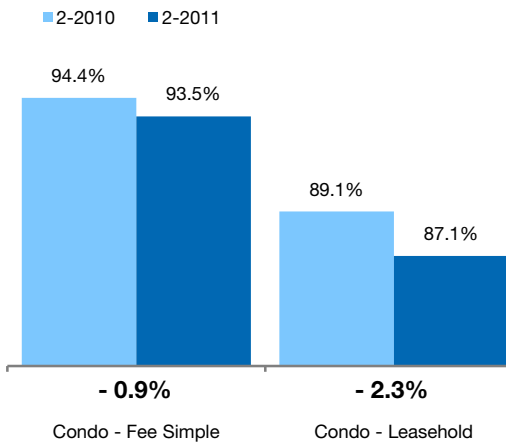


The average percentage found when dividing a property's sales price by the original list price.
Sold properties only. Does not account for seller concessions. **Based on a rolling 12-month average.**

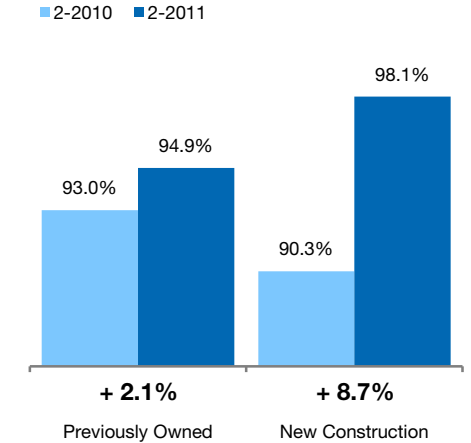
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	2-2010	2-2011	Change
\$150,000 and below	85.2%	88.8%	+ 4.3%
\$150,001 to \$200,000	91.6%	93.4%	+ 2.0%
\$200,001 to \$250,000	93.2%	95.3%	+ 2.2%
\$250,001 to \$300,000	94.3%	95.9%	+ 1.7%
\$300,001 to \$375,000	95.0%	96.8%	+ 1.9%
\$375,001 to \$475,000	95.0%	96.7%	+ 1.8%
\$475,001 to \$700,000	93.4%	96.2%	+ 3.0%
\$700,001 and above	89.0%	93.3%	+ 4.8%
All Condos	93.0%	95.0%	+ 2.1%

Previously Owned

	2-2010	2-2011	Change
\$150,000 and below	85.3%	88.8%	+ 4.1%
\$150,001 to \$200,000	91.6%	93.3%	+ 1.9%
\$200,001 to \$250,000	93.2%	95.3%	+ 2.2%
\$250,001 to \$300,000	94.3%	95.9%	+ 1.7%
\$300,001 to \$375,000	95.0%	96.8%	+ 1.9%
\$375,001 to \$475,000	95.0%	96.7%	+ 1.8%
\$475,001 to \$700,000	93.8%	96.2%	+ 2.6%
\$700,001 and above	89.1%	92.8%	+ 4.2%
All Condos	93.0%	94.9%	+ 2.1%

New Construction

	2-2010	2-2011	Change
\$150,000 and below	69.3%	80.0%	+ 15.4%
\$150,001 to \$200,000	0.0%	102.7%	0.0%
\$200,001 to \$250,000	94.7%	95.5%	+ 0.9%
\$250,001 to \$300,000	96.0%	0.0%	- 100.0%
\$300,001 to \$375,000	95.9%	0.0%	- 100.0%
\$375,001 to \$475,000	96.9%	100.8%	+ 4.0%
\$475,001 to \$700,000	87.7%	96.3%	+ 9.7%
\$700,001 and above	87.8%	99.1%	+ 12.9%
All Condos	90.3%	98.1%	+ 8.7%

By Condo Type

	2-2010	2-2011	Change
Condo - Fee Simple	94.4%	93.5%	- 0.9%
Condo - Leasehold	89.1%	87.1%	- 2.3%
All Condos	93.0%	95.0%	+ 2.1%

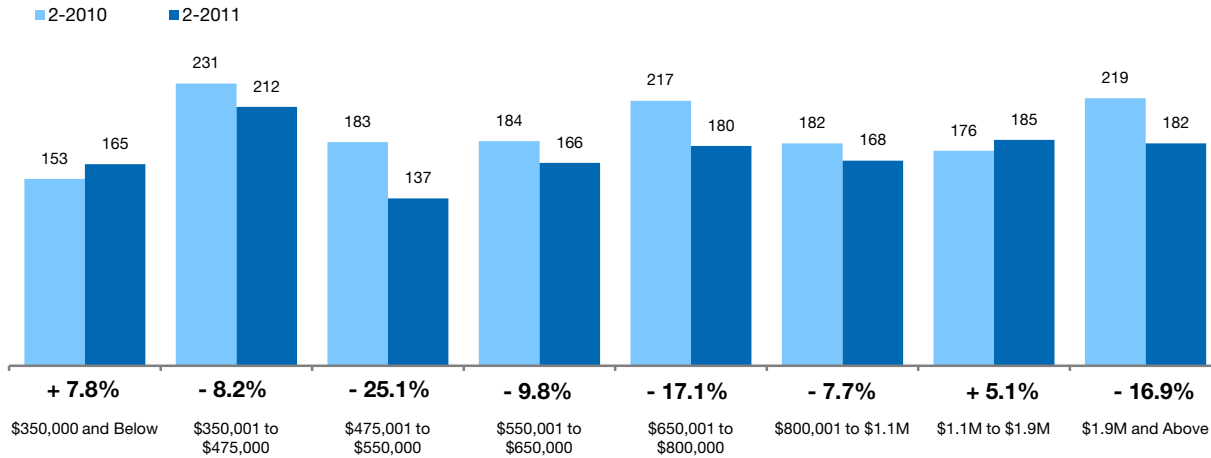
	2-2010	2-2011	Change
Condo - Fee Simple	94.4%	93.5%	- 0.9%
Condo - Leasehold	89.1%	87.1%	- 2.3%
All Condos	93.0%	95.0%	+ 2.1%

Inventory of Homes for Sale Single-Family Homes Only

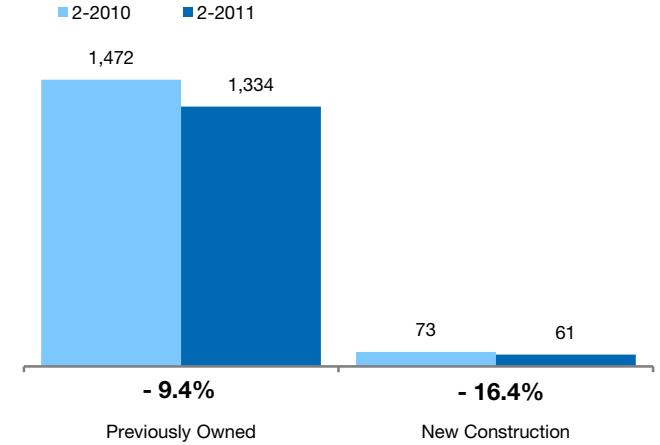


The number of properties available for sale in active status at the end of the month. **Based on one month of activity.**

By Price Range



By Construction Status



All Properties

By Price Range	2-2010	2-2011	Change
\$350,000 and Below	153	165	+ 7.8%
\$350,001 to \$475,000	231	212	- 8.2%
\$475,001 to \$550,000	183	137	- 25.1%
\$550,001 to \$650,000	184	166	- 9.8%
\$650,001 to \$800,000	217	180	- 17.1%
\$800,001 to \$1.1M	182	168	- 7.7%
\$1.1M to \$1.9M	176	185	+ 5.1%
\$1.9M and Above	219	182	- 16.9%
All Single-Family Homes	1,545	1,395	- 9.7%

Previously Owned

2-2010	2-2011	Change
151	161	+ 6.6%
224	203	- 9.4%
177	134	- 24.3%
176	155	- 11.9%
206	177	- 14.1%
176	156	- 11.4%
159	171	+ 7.5%
203	177	- 12.8%
1,472	1,334	- 9.4%

New Construction

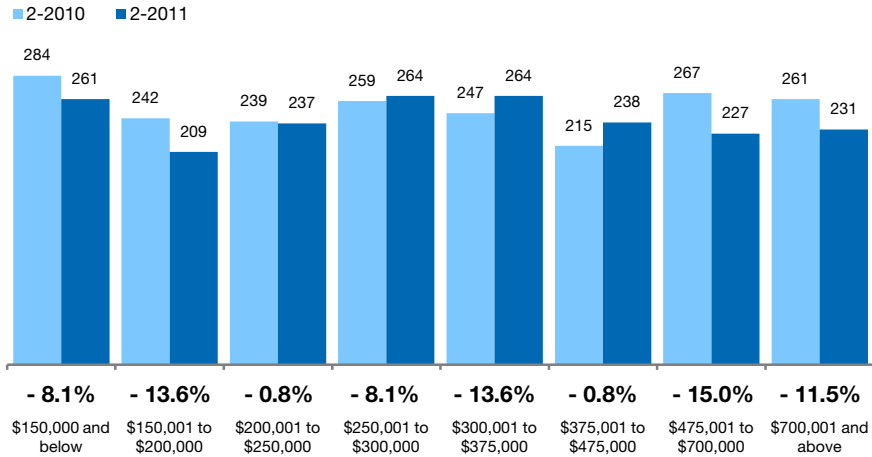
2-2010	2-2011	Change
2	4	+ 100.0%
7	9	+ 28.6%
6	3	- 50.0%
8	11	+ 37.5%
11	3	- 72.7%
6	12	+ 100.0%
17	14	- 17.6%
16	5	- 68.8%
73	61	- 16.4%

Inventory of Homes for Sale Condo Properties Only

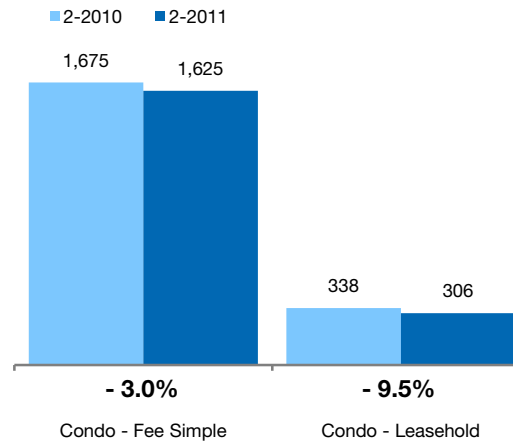


The number of properties available for sale in active status at the end of the month. **Based on one month of activity.**

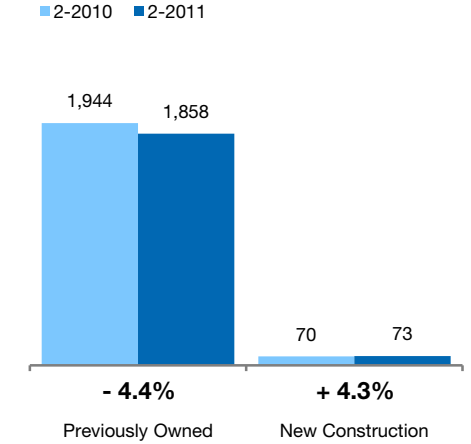
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	2-2010	2-2011	Change
\$150,000 and below	284	261	- 8.1%
\$150,001 to \$200,000	242	209	- 13.6%
\$200,001 to \$250,000	239	237	- 0.8%
\$250,001 to \$300,000	259	264	+ 1.9%
\$300,001 to \$375,000	247	264	+ 6.9%
\$375,001 to \$475,000	215	238	+ 10.7%
\$475,001 to \$700,000	267	227	- 15.0%
\$700,001 and above	261	231	- 11.5%
All Price Ranges	2,014	1,931	- 4.1%

Previously Owned

	2-2010	2-2011	Change
\$150,000 and below	284	260	- 8.5%
\$150,001 to \$200,000	240	209	- 12.9%
\$200,001 to \$250,000	236	236	0.0%
\$250,001 to \$300,000	258	242	- 6.2%
\$300,001 to \$375,000	243	250	+ 2.9%
\$375,001 to \$475,000	212	233	+ 9.9%
\$475,001 to \$700,000	251	219	- 12.7%
\$700,001 and above	220	209	- 5.0%
All Price Ranges	1,944	1,858	- 4.4%

New Construction

	2-2010	2-2011	Change
\$150,000 and below	0	1	0.0%
\$150,001 to \$200,000	2	0	- 100.0%
\$200,001 to \$250,000	3	1	- 66.7%
\$250,001 to \$300,000	1	22	+ 2100.0%
\$300,001 to \$375,000	4	14	+ 250.0%
\$375,001 to \$475,000	3	5	+ 66.7%
\$475,001 to \$700,000	16	8	- 50.0%
\$700,001 and above	41	22	- 46.3%
All Price Ranges	70	73	+ 4.3%

By Condo Type

	2-2010	2-2011	Change
Condo - Fee Simple	1,675	1,625	- 3.0%
Condo - Leasehold	338	306	- 9.5%
All Condo Types	2,014	1,931	- 4.1%

	2-2010	2-2011	Change
Condo - Fee Simple	1,605	1,554	- 3.2%
Condo - Leasehold	338	304	- 10.1%
All Condo Types	1,944	1,858	- 4.4%

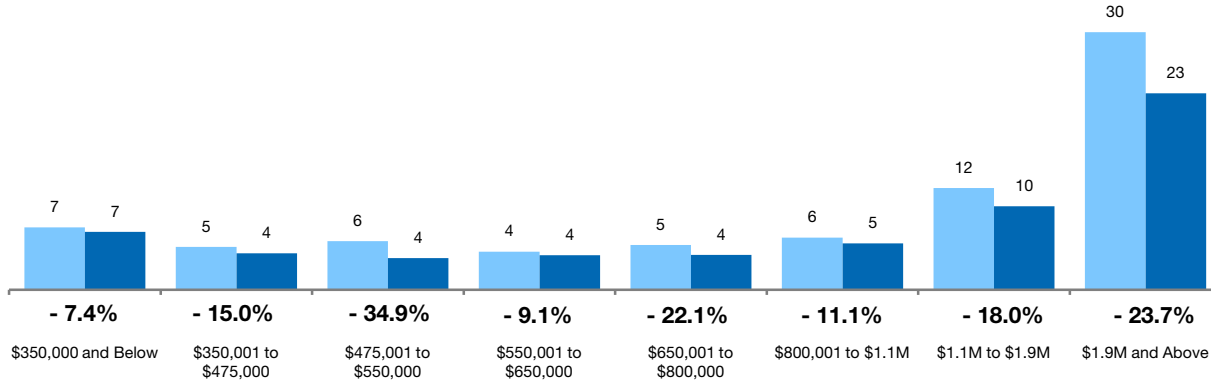
Months Supply of Inventory Single-Family Homes Only



Compares the number of active listings available to the average monthly pending sales from the last 12 months. **Based on one month of activity.**

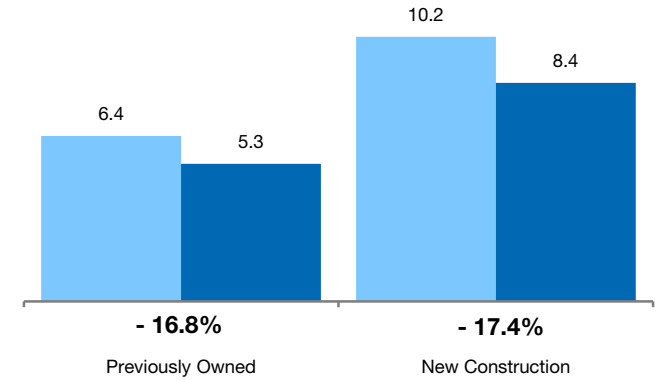
By Price Range

■ 2-2010 ■ 2-2011



By Construction Status

■ 2-2010 ■ 2-2011



All Properties

By Price Range	2-2010	2-2011	Change
\$350,000 and Below	7.2	6.6	- 7.4%
\$350,001 to \$475,000	4.9	4.2	- 15.0%
\$475,001 to \$550,000	5.6	3.6	- 34.9%
\$550,001 to \$650,000	4.4	4.0	- 9.1%
\$650,001 to \$800,000	5.1	4.0	- 22.1%
\$800,001 to \$1.1M	6.0	5.3	- 11.1%
\$1.1M to \$1.9M	11.7	9.6	- 18.0%
\$1.9M and Above	29.5	22.5	- 23.7%
All Single-Family Homes	6.5	5.4	- 16.9%

Previously Owned

2-2010	2-2011	Change
7.2	6.5	- 8.9%
4.8	4.2	- 13.1%
5.4	3.6	- 33.5%
4.3	3.8	- 11.0%
5.1	4.1	- 21.1%
6.1	5.0	- 17.3%
11.0	9.0	- 17.6%
30.1	23.3	- 22.4%
6.4	5.3	- 16.8%

New Construction

2-2010	2-2011	Change
2.0	4.0	+ 100.0%
4.7	3.0	- 35.7%
4.5	2.0	- 55.6%
5.6	7.0	+ 25.0%
4.7	1.7	- 63.7%
2.8	12.0	+ 322.2%
17.0	11.2	- 34.1%
12.0	5.0	- 58.3%
10.2	8.4	- 17.4%

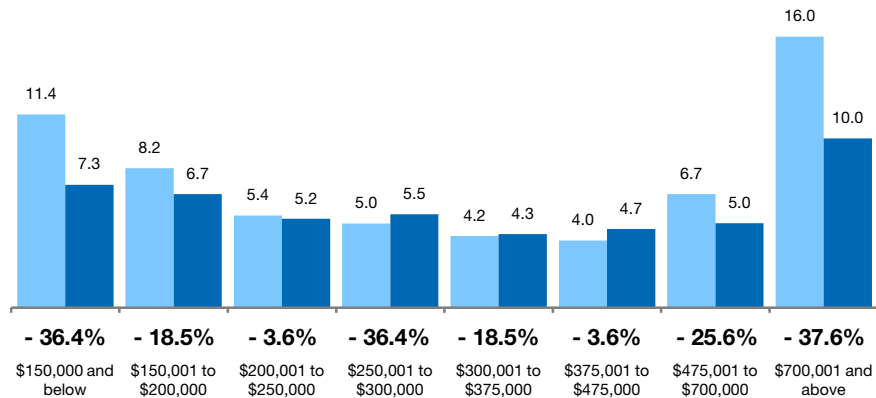
Months Supply of Inventory Condo Properties Only



Compares the number of active listings available to the average monthly pending sales from the last 12 months. **Based on one month of activity.**

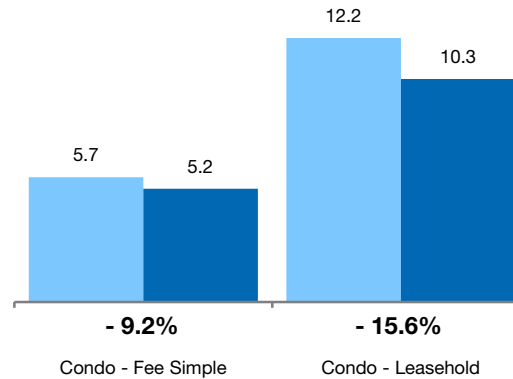
By Price Range

■ 2-2010 ■ 2-2011



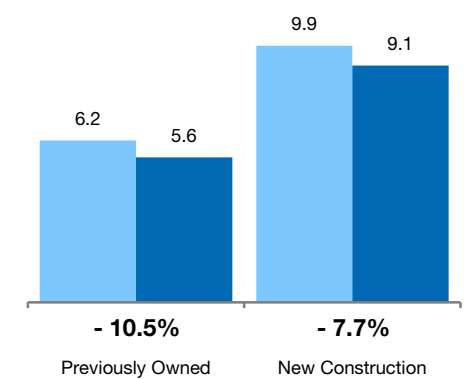
By Condo Type

■ 2-2010 ■ 2-2011



By Construction Status

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$150,000 and below	11.4	7.3	-36.4%
\$150,001 to \$200,000	8.2	6.7	-18.5%
\$200,001 to \$250,000	5.4	5.2	-3.6%
\$250,001 to \$300,000	5.0	5.5	+10.8%
\$300,001 to \$375,000	4.2	4.3	+2.5%
\$375,001 to \$475,000	4.0	4.7	+17.2%
\$475,001 to \$700,000	6.7	5.0	-25.6%
\$700,001 and above	16.0	10.0	-37.6%
All Price Ranges	6.3	5.7	-10.3%

Previously Owned

	2-2010	2-2011	Change
\$150,000 and below	11.5	7.2	-37.3%
\$150,001 to \$200,000	8.3	6.7	-18.5%
\$200,001 to \$250,000	5.4	5.2	-3.1%
\$250,001 to \$300,000	5.0	5.2	+4.6%
\$300,001 to \$375,000	4.2	4.2	-0.8%
\$375,001 to \$475,000	4.0	4.6	+16.3%
\$475,001 to \$700,000	6.7	4.9	-26.4%
\$700,001 and above	15.2	10.5	-30.8%
All Price Ranges	6.2	5.6	-10.5%

New Construction

	2-2010	2-2011	Change
\$150,000 and below	0.0	0.0	0.0%
\$150,001 to \$200,000	2.0	0.0	-100.0%
\$200,001 to \$250,000	2.0	1.0	-50.0%
\$250,001 to \$300,000	0.8	1.2	+63.0%
\$300,001 to \$375,000	2.3	1.3	-44.3%
\$375,001 to \$475,000	1.8	2.9	+58.0%
\$475,001 to \$700,000	5.0	4.0	-19.4%
\$700,001 and above	20.5	6.8	-67.0%
All Price Ranges	9.9	9.1	-7.7%

By Condo Type

	2-2010	2-2011	Change
Condo - Fee Simple	5.7	5.2	-9.2%
Condo - Leasehold	12.2	10.3	-15.6%
All Condo Types	6.3	5.7	-10.3%

	2-2010	2-2011	Change
Condo - Fee Simple	5.6	5.1	-9.2%
Condo - Leasehold	12.2	10.2	-16.1%
All Condo Types	6.2	5.6	-10.5%



January 2011

Local Market Updates

Contents

NEIGHBORHOOD	TMK LISTING	PAGE
All Areas for Single-Family Homes		2
All Areas for Condominiums		3
Aina Haina – Kuliouou	1-3-6 to 1-3-8	4
Ala Moana – Kakaako	1-2-3	5
Downtown – Nuuanu.....	1-1-8 to 1-2-2	6
Ewa Plain	1-9-1	7
Hawaii Kai	1-3-9	8
Kailua – Waimanalo	1-4-1 to Selected 1-4-4	9
Kalihi – Palama	1-1-2 to 1-1-7	10
Kaneohe.....	Selected 1-4-4 to 1-4-7	11
Kapahulu – Diamond Head.....	1-3-1 to 1-3-4	12
Makaha – Nanakuli	1-8-1 to 1-8-9	13
Makakilo	1-9-2 to 1-9-3	14
Makiki – Moiliili	1-2-4 to 1-2-9 (except 1-2-6)	15
Mililani	Selected 1-9-4 to 1-9-5	16
Moanalua – Salt Lake	1-1-1	17
North Shore.....	1-5-6 to 1-6-9	18
Pearl City – Aiea.....	1-9-6 to 1-9-9	19
Wahiawa.....	1-7-1 to 1-7-7	20
Waiālae – Kahala	1-3-5	21
Waikiki	1-2-6	22
Waipahu	1-9-4	23
Windward Coast.....	1-4-8 to 1-5-5	24

Local Market Updates

Single-Family Homes Only



February 2011

	New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale			Inventory of Homes for Sale		
	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	6	9	50.0%	4	4	0.0%	\$1,450,000	\$624,000	-57.0%	90.4%	91.3%	1.0%	67	81	21.8%	35	39	11.4%
Ala Moana - Kakaako (1-2-3)	0	1	NA	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA	2	1	-50.0%
Downtown - Nuuanu (1-1-8 to 1-2-2)	9	7	-22.2%	5	6	20.0%	\$731,000	\$687,500	-6.0%	97.2%	84.4%	-13.1%	78	104	33.3%	41	36	-12.2%
Ewa Plain (1-9-1)	64	49	-23.4%	30	27	-10.0%	\$417,500	\$415,000	-0.6%	99.6%	98.0%	-1.6%	27	51	88.9%	199	157	-21.1%
Hawaii Kai (1-3-9)	25	29	16.0%	12	7	-41.7%	\$812,500	\$855,000	5.2%	97.7%	96.8%	-0.9%	17	25	51.5%	87	81	-6.9%
Kailua - Waimanalo (1-4-1 to Selected 1-4-4)	36	36	0.0%	16	19	18.8%	\$745,000	\$769,000	3.2%	93.5%	95.7%	2.3%	123	36	-70.7%	126	99	-21.4%
Kalihi - Palama (1-1-2 to 1-1-7)	24	17	-29.2%	7	3	-57.1%	\$550,000	\$550,000	0.0%	97.9%	104.4%	6.7%	25	14	-44.0%	67	56	-16.4%
Kaneohe (Selected 1-4-4 to 1-4-7)	35	20	-42.9%	14	14	0.0%	\$572,500	\$595,000	3.9%	91.7%	95.4%	4.0%	68	38	-44.4%	122	85	-30.3%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	23	24	4.3%	8	16	100.0%	\$775,000	\$775,000	0.0%	94.9%	89.5%	-5.6%	21	114	442.9%	89	89	0.0%
Makaha - Nanakuli (1-8-1 to 1-8-9)	33	53	60.6%	11	13	18.2%	\$253,900	\$235,000	-7.4%	93.2%	90.2%	-3.2%	45	79	75.6%	138	148	7.2%
Makakilo (1-9-2 to 1-9-3)	18	12	-33.3%	5	5	0.0%	\$668,087	\$630,000	-5.7%	95.8%	96.4%	0.6%	72	7	-90.3%	56	46	-17.9%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	10	11	10.0%	3	2	-33.3%	\$735,000	\$791,750	7.7%	87.0%	94.2%	8.3%	18	135	650.0%	47	42	-10.6%
Milliani (Selected 1-9-4 to 1-9-5)	18	27	50.0%	8	7	-12.5%	\$622,500	\$630,000	1.2%	98.2%	98.2%	0.0%	10	56	489.5%	47	38	-19.1%
Moanalua - Salt Lake (1-1-1)	3	6	100.0%	1	5	400.0%	\$660,000	\$630,000	-4.5%	101.5%	93.6%	-7.8%	9	77	755.6%	18	22	22.2%
North Shore (1-5-6 to 1-6-9)	18	13	-27.8%	6	6	0.0%	\$800,000	\$812,500	1.6%	86.8%	95.4%	9.9%	204	66	-67.6%	95	89	-6.3%
Pearl City - Aiea (1-9-6 to 1-9-9)	19	25	31.6%	11	8	-27.3%	\$600,000	\$612,500	2.1%	98.5%	97.4%	-1.0%	49	100	103.1%	55	77	40.0%
Wahiawa (1-7-1 to 1-7-7)	15	3	-80.0%	5	7	40.0%	\$410,000	\$375,000	-8.5%	94.3%	94.6%	0.4%	56	58	3.6%	31	37	19.4%
Waialae-Kahala (1-3-5)	15	13	-13.3%	6	6	0.0%	\$1,092,500	\$1,625,000	48.7%	92.6%	91.6%	-1.1%	19	21	10.8%	58	52	-10.3%
Waikiki (1-2-6)	1	0	-100.0%	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA	1	1	0.0%
Waipahu (1-9-4)	38	24	-36.8%	20	16	-20.0%	\$546,000	\$537,000	-1.6%	96.5%	96.8%	0.3%	35	46	31.4%	102	85	-16.7%
Windward Coast (1-4-8 to 1-5-5)	7	13	85.7%	1	6	500.0%	\$692,000	\$584,750	-15.5%	102.5%	87.7%	-14.5%	20	106	430.0%	59	54	-8.5%

Year to Date

	New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale		
	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	17	17	0.0%	7	8	14.3%	\$1,000,000	\$650,000	-35.0%	94.5%	90.7%	-4.0%	16	112	596.9%
Ala Moana - Kakaako (1-2-3)	0	1	NA	1	0	-100.0%	\$535,000	\$0	-100.0%	100.2%	0.0%	-100.0%	5	0	-100.0%
Downtown - Nuuanu (1-1-8 to 1-2-2)	19	12	-36.8%	8	11	37.5%	\$725,500	\$930,000	28.2%	94.1%	88.0%	-6.4%	59	78	32.2%
Ewa Plain (1-9-1)	138	107	-22.5%	66	53	-19.7%	\$429,000	\$425,000	-0.9%	98.0%	97.9%	-0.1%	39	38	-2.6%
Hawaii Kai (1-3-9)	63	49	-22.2%	18	12	-33.3%	\$790,000	\$1,045,000	32.3%	96.7%	95.1%	-1.6%	26	30	17.6%
Kailua - Waimanalo (1-4-1 to Selected 1-4-4)	76	71	-6.6%	31	31	0.0%	\$792,000	\$790,000	-0.3%	93.8%	95.2%	1.6%	71	36	-49.3%
Kalihi - Palama (1-1-2 to 1-1-7)	45	31	-31.1%	11	10	-9.1%	\$520,000	\$532,500	2.4%	97.8%	95.0%	-2.9%	25	33	32.0%
Kaneohe (Selected 1-4-4 to 1-4-7)	71	50	-29.6%	32	28	-12.5%	\$592,500	\$602,500	1.7%	93.7%	95.3%	1.7%	45	27	-39.3%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	55	53	-3.6%	21	27	28.6%	\$612,500	\$678,000	-16.6%	93.4%	93.3%	-0.1%	16	70	337.5%
Makaha - Nanakuli (1-8-1 to 1-8-9)	64	90	40.6%	18	29	61.1%	\$255,000	\$289,950	13.7%	93.8%	94.3%	0.5%	42	35	-16.7%
Makakilo (1-9-2 to 1-9-3)	30	24	-20.0%	10	11	10.0%	\$610,311	\$523,500	-14.2%	95.7%	97.6%	2.0%	60	24	-60.0%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	24	26	8.3%	6	13	116.7%	\$827,500	\$965,000	16.6%	97.5%	89.9%	-7.8%	13	71	446.2%
Milliani (Selected 1-9-4 to 1-9-5)	42	39	-7.1%	18	21	16.7%	\$655,000	\$523,000	-20.2%	96.4%	96.4%	-0.1%	12	56	366.7%
Moanalua - Salt Lake (1-1-1)	9	17	88.9%	7	12	71.4%	\$664,500	\$640,000	-3.7%	93.0%	94.2%	1.3%	63	63	78.6%
North Shore (1-5-6 to 1-6-9)	33	30	-9.1%	11	13	18.2%	\$765,000	\$704,500	-7.9%	88.3%	92.4%	4.6%	147	82	-44.2%
Pearl City - Aiea (1-9-6 to 1-9-9)	38	42	10.5%	23	25	8.7%	\$560,000	\$582,500	4.0%	97.4%	93.5%	-4.0%	64	70	9.4%
Wahiawa (1-7-1 to 1-7-7)	24	16	-33.3%	8	14	75.0%	\$384,500	\$384,500	0.0%	93.6%	94.0%	0.4%	48	56	17.9%
Waialae-Kahala (1-3-5)	32	24	-25.0%	14	17	21.4%	\$1,274,000	\$1,200,000	-5.8%	89.8%	90.6%	0.9%	71	63	-11.3%
Waikiki (1-2-6)	1	0	-100.0%	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA
Waipahu (1-9-4)	63	56	-11.1%	36	31	-13.9%	\$549,500	\$539,000	-1.9%	95.5%	96.8%	1.3%	36	43	19.4%
Windward Coast (1-4-8 to 1-5-5)	20	30	50.0%	4	10	150.0%	\$505,000	\$569,750	12.8%	97.8%	94.0%	-3.9%	22	42	95.3%

Local Market Updates

Condo Properties Only



February 2011

	New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale			Inventory of Homes for Sale		
	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	1	1	0.0%	0	1	NA	\$0	\$580,000	NA	0.0%	96.8%	NA	0	28	NA	0	1	NA
Ala Moana - Kakaako (1-2-3)	48	39	-18.8%	16	27	68.8%	\$340,000	\$452,405	33.1%	90.0%	92.5%	2.7%	86	77	-10.5%	192	170	-11.5%
Downtown - Nuuanu (1-1-8 to 1-2-2)	53	45	-15.1%	14	20	42.9%	\$377,000	\$514,000	36.3%	95.1%	94.3%	-0.9%	53	27	-48.6%	129	152	17.8%
Ewa Plain (1-9-1)	34	29	-14.7%	15	23	53.3%	\$310,000	\$255,000	-17.7%	98.2%	99.0%	0.8%	81	43	-46.9%	113	91	-19.5%
Hawaii Kai (1-3-9)	23	19	-17.4%	6	14	133.3%	\$556,000	\$529,500	-4.8%	96.2%	96.6%	0.5%	11	37	247.6%	45	58	28.9%
Kailua - Waimanalo (1-4-1 to Selected 1-4-4)	12	7	-41.7%	2	3	50.0%	\$607,500	\$475,000	-21.8%	97.7%	98.7%	1.0%	19	22	15.8%	28	23	-17.9%
Kalihi - Palama (1-1-2 to 1-1-7)	6	17	183.3%	10	7	-30.0%	\$282,500	\$252,500	-10.6%	89.8%	91.2%	1.6%	51	60	18.8%	34	31	-8.8%
Kaneohe (Selected 1-4-4 to 1-4-7)	19	21	10.5%	8	11	37.5%	\$307,500	\$417,500	35.8%	92.8%	94.6%	2.0%	59	57	-3.4%	47	67	42.6%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	18	17	-5.6%	9	5	-44.4%	\$408,000	\$590,000	44.6%	91.9%	92.0%	0.1%	12	89	641.7%	69	60	-13.0%
Makaha - Nanakuli (1-8-1 to 1-8-9)	10	12	20.0%	10	12	20.0%	\$90,000	\$90,500	0.6%	87.4%	91.7%	4.9%	55	60	9.1%	82	89	8.5%
Makakilo (1-9-2 to 1-9-3)	11	16	45.5%	10	4	-60.0%	\$249,500	\$266,450	6.8%	95.0%	99.0%	4.2%	85	22	-74.1%	42	45	7.1%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	78	76	-2.6%	31	37	19.4%	\$274,000	\$304,000	10.9%	94.6%	94.0%	-0.6%	36	71	97.2%	215	215	0.0%
Milliani (Selected 1-9-4 to 1-9-5)	25	34	36.0%	7	17	142.9%	\$265,000	\$250,000	-5.7%	94.6%	96.0%	1.4%	61	85	39.3%	64	79	23.4%
Moanalua - Salt Lake (1-1-1)	23	21	-8.7%	17	11	-35.3%	\$300,000	\$290,000	-3.3%	90.6%	95.7%	5.7%	19	64	236.8%	56	45	-19.6%
North Shore (1-5-6 to 1-6-9)	10	6	-40.0%	1	2	100.0%	\$265,000	\$225,000	-15.1%	88.4%	84.6%	-4.3%	16	59	268.8%	44	36	-18.2%
Pearl City - Aiea (1-9-6 to 1-9-9)	41	39	-4.9%	15	23	53.3%	\$279,500	\$268,000	-4.1%	96.9%	94.9%	-2.1%	29	41	41.4%	94	103	9.6%
Wahiawa (1-7-1 to 1-7-7)	7	3	-57.1%	2	4	100.0%	\$152,500	\$91,500	-40.0%	78.5%	88.9%	13.2%	20	117	485.0%	14	13	-7.1%
Waialae-Kahala (1-3-5)	7	8	14.3%	1	2	100.0%	\$410,000	\$417,500	1.8%	91.3%	83.6%	-8.4%	12	32	166.7%	17	18	5.9%
Waikiki (1-2-6)	122	122	0.0%	53	61	15.1%	\$290,000	\$349,900	20.7%	91.3%	93.4%	2.2%	80	60	-25.0%	602	500	-16.9%
Waipahu (1-9-4)	33	32	-3.0%	17	11	-35.3%	\$295,000	\$257,000	-12.9%	98.3%	95.8%	-2.5%	18	70	288.9%	85	113	32.9%
Windward Coast (1-4-8 to 1-5-5)	4	3	-25.0%	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA	23	12	-47.8%

Year to Date

	New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale		
	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	2	2	0.0%	0	1	NA	\$0	\$580,000	NA	0.0%	96.8%	NA	0	28	NA
Ala Moana - Kakaako (1-2-3)	102	91	-10.8%	43	54	25.6%	\$380,000	\$347,000	-8.7%	92.5%	93.3%	0.9%	52	68	30.8%
Downtown - Nuuanu (1-1-8 to 1-2-2)	93	86	-7.5%	31	35	12.9%	\$450,000	\$400,000	-11.1%	95.3%	94.5%	-0.9%	44	23	-47.7%
Ewa Plain (1-9-1)	59	56	-5.1%	33	49	48.5%	\$260,000	\$310,000	19.2%	98.6%	98.6%	0.0%	41	71	73.2%
Hawaii Kai (1-3-9)	41	45	9.8%	21	26	23.8%	\$525,000	\$528,500	0.7%	96.3%	96.7%	0.4%	37	30	-18.9%
Kailua - Waimanalo (1-4-1 to Selected 1-4-4)	25	12	-52.0%	9	7	-22.2%	\$305,000	\$377,000	23.6%	97.2%	98.7%	1.6%	26	22	-15.4%
Kalihi - Palama (1-1-2 to 1-1-7)	20	31	55.0%	16	13	-18.8%	\$312,500	\$225,000	-28.0%	92.0%	91.6%	-0.5%	44	70	59.1%
Kaneohe (Selected 1-4-4 to 1-4-7)	36	38	5.6%	12	17	41.7%	\$315,000	\$383,000	21.6%	94.4%	91.2%	-3.3%	70	72	2.9%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	33	29	-12.1%	13	11	-15.4%	\$377,000	\$485,000	28.6%	92.3%	90.3%	-2.2%	16	104	550.0%
Makaha - Nanakuli (1-8-1 to 1-8-9)	27	26	-3.7%	15	17	13.3%	\$90,000	\$89,000	-1.1%	88.8%	89.3%	0.6%	40	45	12.5%
Makakilo (1-9-2 to 1-9-3)	19	30	57.9%	13	8	-38.5%	\$250,000	\$304,950	22.0%	93.3%	97.3%	4.3%	90	25	-72.8%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	138	174	26.1%	58	65	12.1%	\$285,000	\$290,000	1.8%	94.8%	94.9%	0.2%	33	54	63.6%
Milliani (Selected 1-9-4 to 1-9-5)	48	63	31.3%	22	33	50.0%	\$286,500	\$295,000	3.0%	96.3%	95.8%	-0.4%	58	69	20.0%
Moanalua - Salt Lake (1-1-1)	48	38	-20.8%	28	24	-14.3%	\$265,000	\$275,500	4.0%	92.9%	95.4%	2.6%	26	58	123.1%
North Shore (1-5-6 to 1-6-9)	18	12	-33.3%	2	7	250.0%	\$205,000	\$270,000	31.7%	77.2%	91.5%	18.6%	124	38	-69.2%
Pearl City - Aiea (1-9-6 to 1-9-9)	87	83	-4.6%	28	42	50.0%	\$282,500	\$262,500	-7.1%	96.5%	95.8%	-0.7%	24	51	110.4%
Wahiawa (1-7-1 to 1-7-7)	8	5	-37.5%	2	5	150.0%	\$152,500	\$108,000	-29.2%	78.5%	87.0%	10.8%	20	123	515.0%
Waialae-Kahala (1-3-5)	12	12	0.0%	6	4	-33.3%	\$410,000	\$274,000	-33.2%	92.4%	91.2%	-1.2%	31	15	-50.8%
Waikiki (1-2-6)	265	258	-2.6%	98	121	23.5%	\$262,500	\$310,000	18.1%	91.4%	93.1%	1.9%	63	53	-15.2%
Waipahu (1-9-4)	65	56	-13.8%	35	24	-31.4%	\$280,000	\$257,000	-8.2%	97.7%	95.1%	-2.7%	23	50	115.2%
Windward Coast (1-4-8 to 1-5-5)	7	5	-28.6%	0	1	NA	\$0	\$203,500	NA	0.0%	70.3%	NA	0	267	NA

Local Market Update – February 2011

A RESEARCH TOOL PROVIDED BY THE Honolulu Board of REALTORS®



Aina Haina - Kuliouou (1-3-6 to 1-3-8) **+ 42.9%** **+ 25.0%** **+ 14.3%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

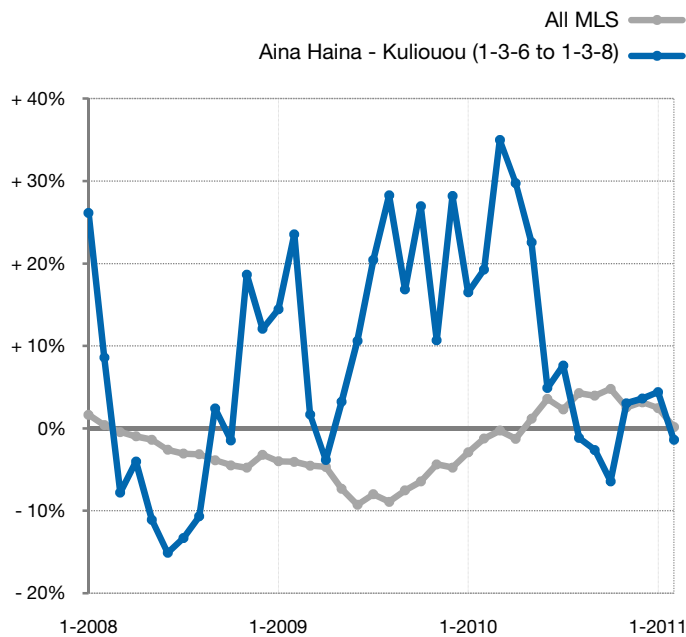
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	9	+ 50.0%	17	17	0.0%
Closed Sales	4	4	0.0%	7	8	+ 14.3%
Median Sales Price	\$1,450,000	\$624,000	- 57.0%	\$1,000,000	\$650,000	- 35.0%
Average Sales Price	\$1,415,500	\$707,000	- 50.1%	\$1,255,571	\$896,000	- 28.6%
Percent of Original List Price Received	90.4%	91.3%	+ 1.0%	94.5%	90.7%	- 4.0%
Median Days on Market Until Sale	67	81	+ 21.8%	16	112	+ 596.9%
Inventory of Homes for Sale	35	39	+ 11.4%	--	--	--
Months Supply of Inventory	8.4	6.8	- 19.3%	--	--	--

Condo

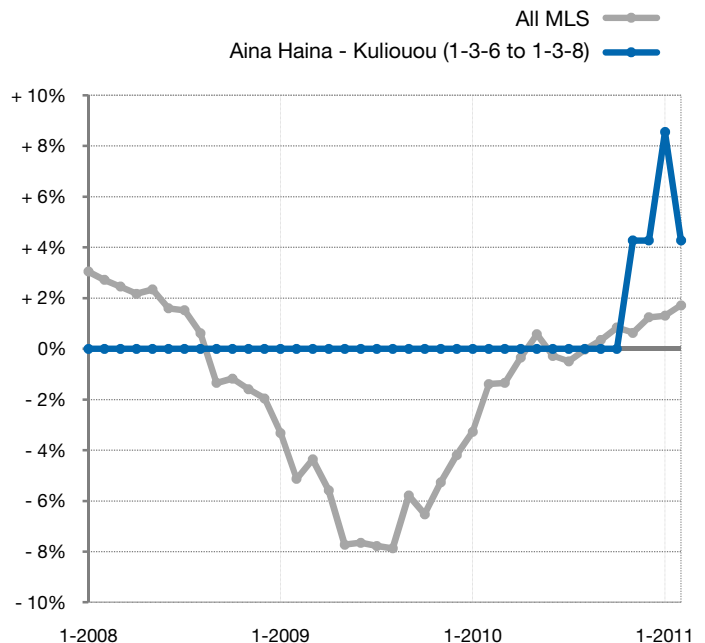
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	1	0.0%	2	2	0.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price	\$0	\$580,000	--	\$0	\$580,000	--
Average Sales Price	\$0	\$580,000	--	\$0	\$580,000	--
Percent of Original List Price Received	0.0%	96.8%	--	0.0%	96.8%	--
Median Days on Market Until Sale	0	28	--	0	28	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Ala Moana - Kakaako (1-2-3) **- 16.7%** **+ 68.8%** **- 11.9%**

Change in New Listings All Properties Change in Closed Sales All Properties Change in Inventory of Homes All Properties

Single-Family

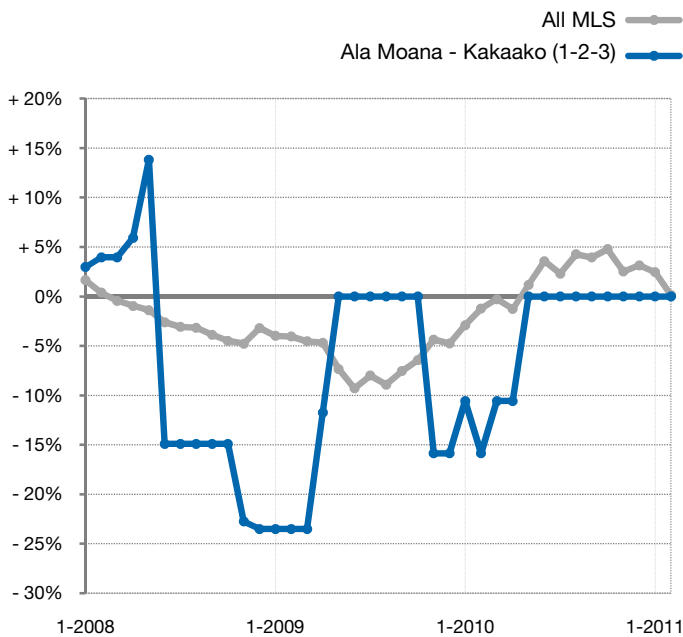
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	0	1	--	0	1	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price	\$0	\$0	--	\$535,000	\$0	- 100.0%
Average Sales Price	\$0	\$0	--	\$535,000	\$0	- 100.0%
Percent of Original List Price Received	0.0%	0.0%	--	100.2%	0.0%	- 100.0%
Median Days on Market Until Sale	0	0	--	5	0	- 100.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--

Condo

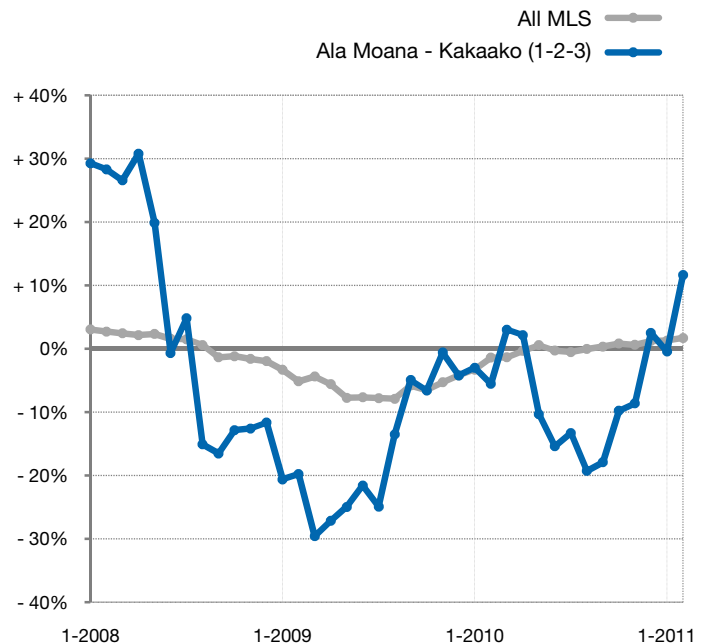
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	48	39	- 18.8%	102	91	- 10.8%
Closed Sales	16	27	+ 68.8%	43	54	+ 25.6%
Median Sales Price	\$340,000	\$452,405	+ 33.1%	\$380,000	\$347,000	- 8.7%
Average Sales Price	\$707,375	\$772,892	+ 9.3%	\$557,477	\$545,546	- 2.1%
Percent of Original List Price Received	90.0%	92.5%	+ 2.7%	92.5%	93.3%	+ 0.9%
Median Days on Market Until Sale	86	77	- 10.5%	52	68	+ 30.8%
Inventory of Homes for Sale	192	170	- 11.5%	--	--	--
Months Supply of Inventory	6.4	5.5	- 14.3%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Downtown - Nuuanu (1-1-8 to 1-2-2)

- 16.1% **+ 36.8%** **+ 10.6%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

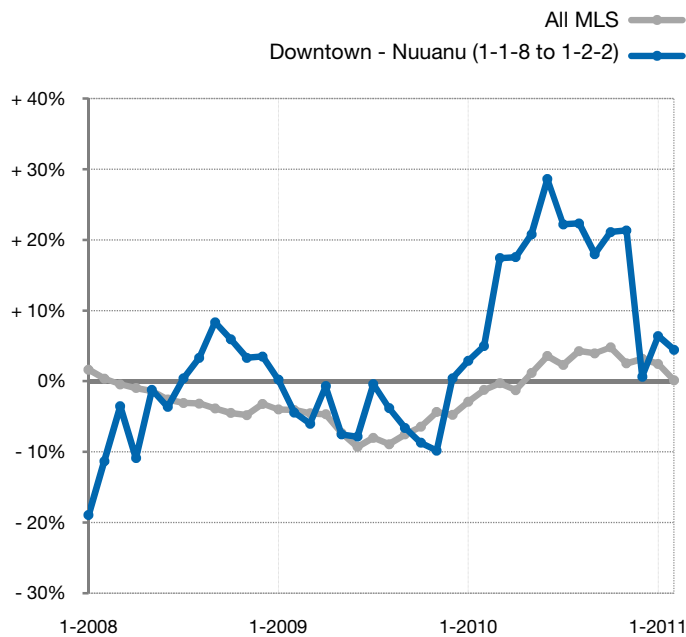
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	9	7	- 22.2%	19	12	- 36.8%
Closed Sales	5	6	+ 20.0%	8	11	+ 37.5%
Median Sales Price	\$731,000	\$687,500	- 6.0%	\$725,500	\$930,000	+ 28.2%
Average Sales Price	\$754,600	\$1,519,167	+ 101.3%	\$760,063	\$1,257,545	+ 65.5%
Percent of Original List Price Received	97.2%	84.4%	- 13.1%	94.1%	88.0%	- 6.4%
Median Days on Market Until Sale	78	104	+ 33.3%	59	78	+ 32.2%
Inventory of Homes for Sale	41	36	- 12.2%	--	--	--
Months Supply of Inventory	7.2	6.2	- 13.8%	--	--	--

Condo

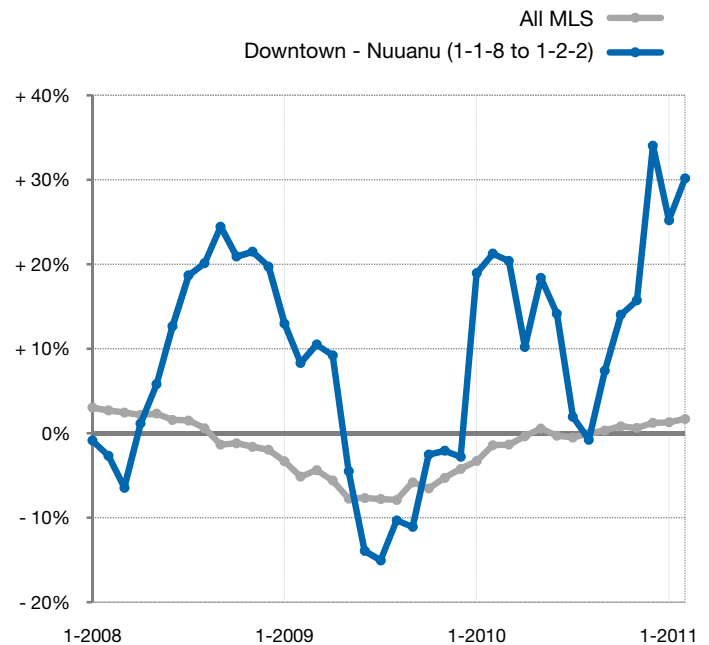
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	53	45	- 15.1%	93	86	- 7.5%
Closed Sales	14	20	+ 42.9%	31	35	+ 12.9%
Median Sales Price	\$377,000	\$514,000	+ 36.3%	\$450,000	\$400,000	- 11.1%
Average Sales Price	\$399,714	\$519,275	+ 29.9%	\$447,339	\$451,229	+ 0.9%
Percent of Original List Price Received	95.1%	94.3%	- 0.9%	95.3%	94.5%	- 0.9%
Median Days on Market Until Sale	53	27	- 48.6%	44	23	- 47.7%
Inventory of Homes for Sale	129	152	+ 17.8%	--	--	--
Months Supply of Inventory	5.6	6.1	+ 8.4%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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- 20.4% **+ 11.1%** **- 20.5%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Ewa Plain (1-9-1)

Single-Family

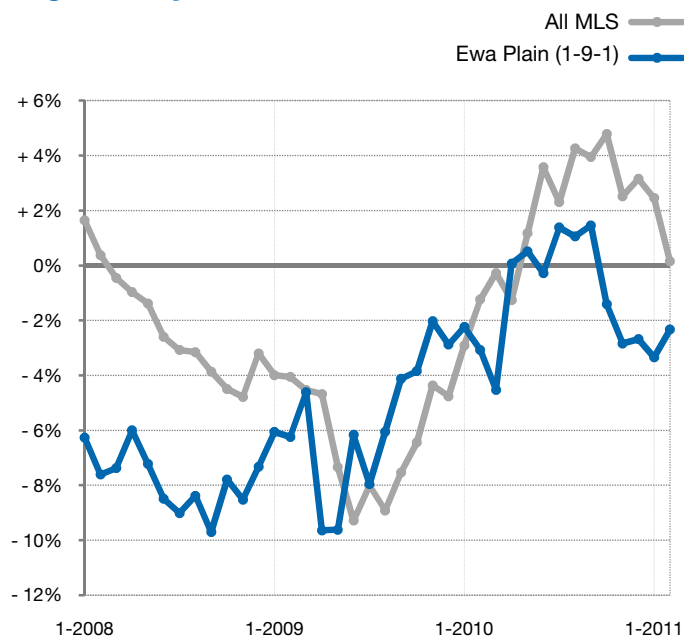
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	64	49	- 23.4%	138	107	- 22.5%
Closed Sales	30	27	- 10.0%	66	53	- 19.7%
Median Sales Price	\$417,500	\$415,000	- 0.6%	\$429,000	\$425,000	- 0.9%
Average Sales Price	\$433,718	\$418,400	- 3.5%	\$451,473	\$444,286	- 1.6%
Percent of Original List Price Received	99.6%	98.0%	- 1.6%	98.0%	97.9%	- 0.1%
Median Days on Market Until Sale	27	51	+ 88.9%	39	38	- 2.6%
Inventory of Homes for Sale	199	157	- 21.1%	--	--	--
Months Supply of Inventory	5.0	3.7	- 25.3%	--	--	--

Condo

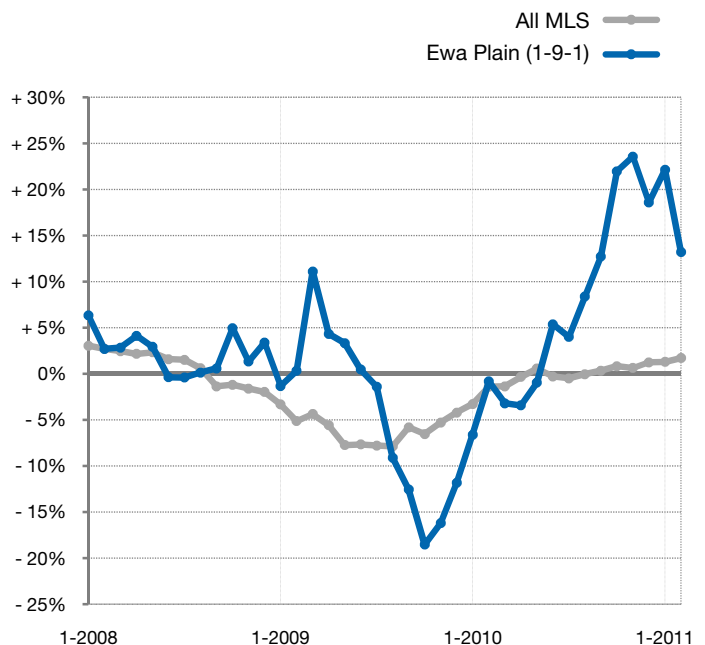
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	34	29	- 14.7%	59	56	- 5.1%
Closed Sales	15	23	+ 53.3%	33	49	+ 48.5%
Median Sales Price	\$310,000	\$255,000	- 17.7%	\$260,000	\$310,000	+ 19.2%
Average Sales Price	\$276,133	\$357,796	+ 29.6%	\$285,212	\$347,347	+ 21.8%
Percent of Original List Price Received	98.2%	99.0%	+ 0.8%	98.6%	98.6%	- 0.0%
Median Days on Market Until Sale	81	43	- 46.9%	41	71	+ 73.2%
Inventory of Homes for Sale	113	91	- 19.5%	--	--	--
Months Supply of Inventory	5.4	3.3	- 39.1%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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0.0%

Change in
New Listings
All Properties

+ 16.7%

Change in
Closed Sales
All Properties

+ 5.3%

Change in
Inventory of Homes
All Properties

Hawaii Kai (1-3-9)

Single-Family

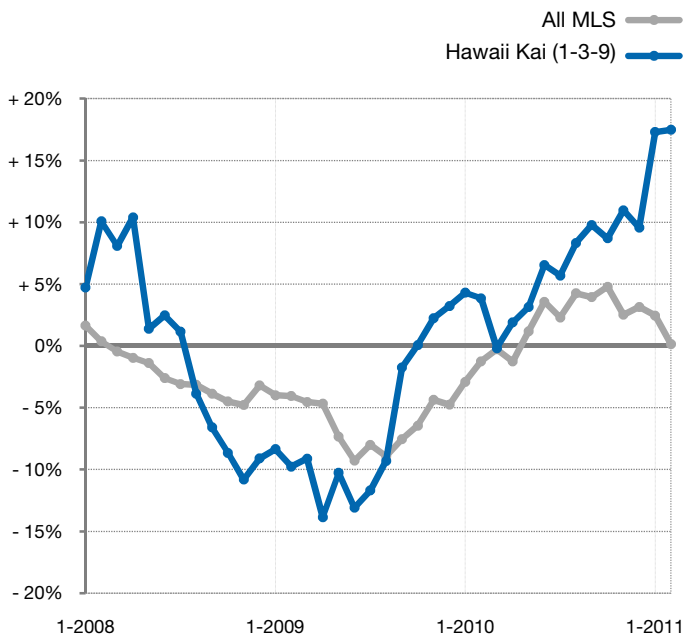
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	25	29	+ 16.0%	63	49	- 22.2%
Closed Sales	12	7	- 41.7%	18	12	- 33.3%
Median Sales Price	\$812,500	\$855,000	+ 5.2%	\$790,000	\$1,045,000	+ 32.3%
Average Sales Price	\$978,833	\$1,045,571	+ 6.8%	\$937,944	\$1,526,833	+ 62.8%
Percent of Original List Price Received	97.7%	96.8%	- 0.9%	96.7%	95.1%	- 1.6%
Median Days on Market Until Sale	17	25	+ 51.5%	26	30	+ 17.6%
Inventory of Homes for Sale	87	81	- 6.9%	--	--	--
Months Supply of Inventory	5.5	5.3	- 4.9%	--	--	--

Condo

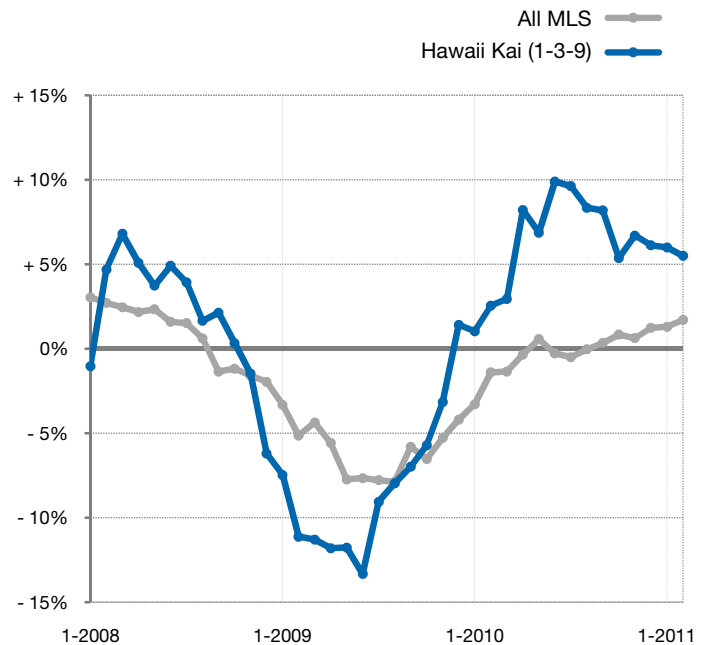
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	23	19	- 17.4%	41	45	+ 9.8%
Closed Sales	6	14	+ 133.3%	21	26	+ 23.8%
Median Sales Price	\$556,000	\$529,500	- 4.8%	\$525,000	\$528,500	+ 0.7%
Average Sales Price	\$578,200	\$568,643	- 1.7%	\$529,184	\$563,334	+ 6.5%
Percent of Original List Price Received	96.2%	96.6%	+ 0.5%	96.3%	96.7%	+ 0.4%
Median Days on Market Until Sale	11	37	+ 247.6%	37	30	- 18.9%
Inventory of Homes for Sale	45	58	+ 28.9%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 15.8%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Kailua - Waimanalo (1-4-1 to Selected 1-4-4)

- 10.4% **+ 22.2%** **- 20.8%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

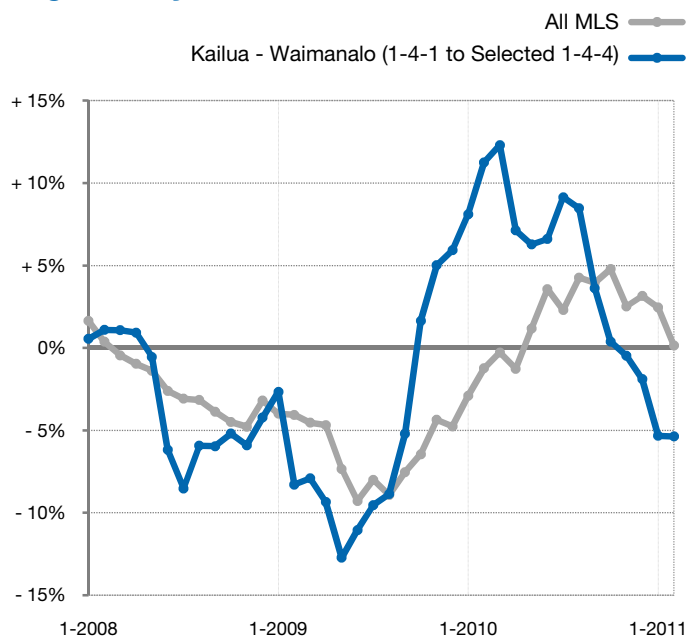
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	36	36	0.0%	76	71	- 6.6%
Closed Sales	16	19	+ 18.8%	31	31	0.0%
Median Sales Price	\$745,000	\$769,000	+ 3.2%	\$792,000	\$790,000	- 0.3%
Average Sales Price	\$1,101,312	\$771,163	- 30.0%	\$976,064	\$814,003	- 16.6%
Percent of Original List Price Received	93.5%	95.7%	+ 2.3%	93.8%	95.2%	+ 1.6%
Median Days on Market Until Sale	123	36	- 70.7%	71	36	- 49.3%
Inventory of Homes for Sale	126	99	- 21.4%	--	--	--
Months Supply of Inventory	6.6	4.7	- 29.4%	--	--	--

Condo

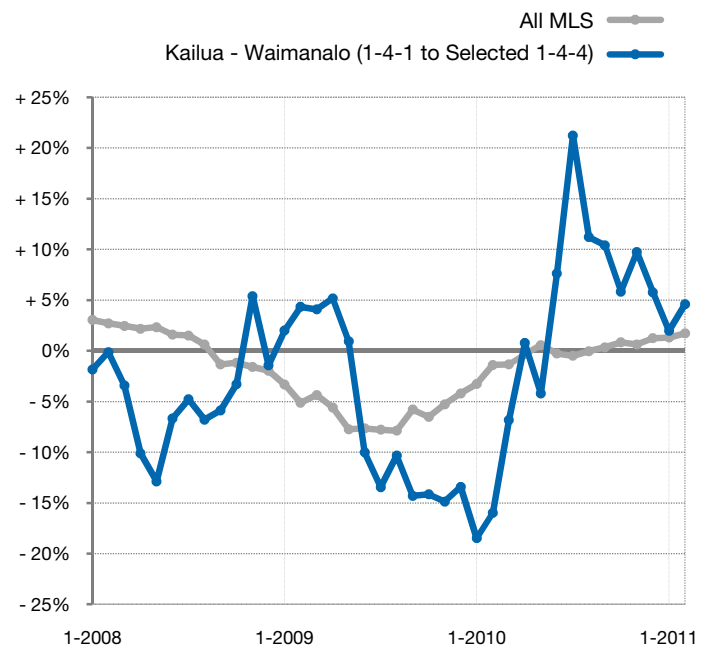
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	12	7	- 41.7%	25	12	- 52.0%
Closed Sales	2	3	+ 50.0%	9	7	- 22.2%
Median Sales Price	\$607,500	\$475,000	- 21.8%	\$305,000	\$377,000	+ 23.6%
Average Sales Price	\$607,500	\$475,667	- 21.7%	\$444,389	\$425,429	- 4.3%
Percent of Original List Price Received	97.7%	98.7%	+ 1.0%	97.2%	98.7%	+ 1.6%
Median Days on Market Until Sale	19	22	+ 15.8%	26	22	- 15.4%
Inventory of Homes for Sale	28	23	- 17.9%	--	--	--
Months Supply of Inventory	4.6	3.4	- 26.0%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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Kalihi - Palama (1-1-2 to 1-1-7)

+ 13.3% **- 41.2%** **- 13.9%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

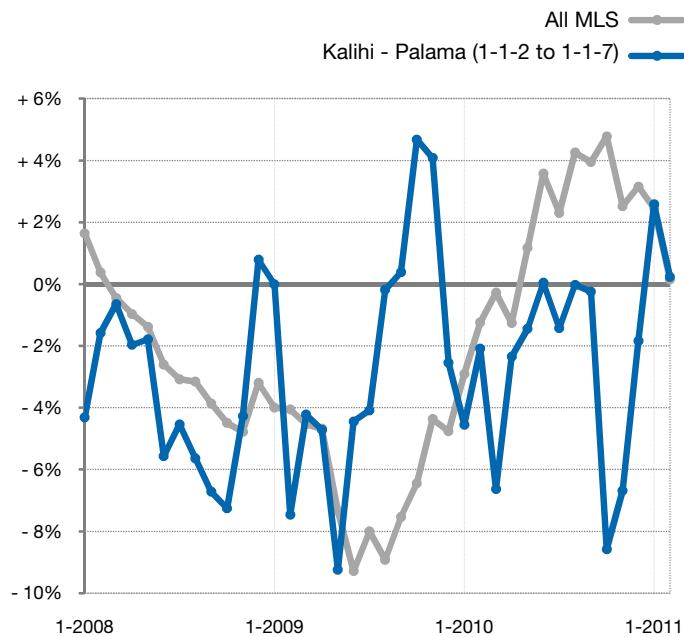
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	24	17	- 29.2%	45	31	- 31.1%
Closed Sales	7	3	- 57.1%	11	10	- 9.1%
Median Sales Price	\$550,000	\$550,000	0.0%	\$520,000	\$532,500	+ 2.4%
Average Sales Price	\$551,429	\$594,167	+ 7.8%	\$515,091	\$528,050	+ 2.5%
Percent of Original List Price Received	97.9%	104.4%	+ 6.7%	97.8%	95.0%	- 2.9%
Median Days on Market Until Sale	25	14	- 44.0%	25	33	+ 32.0%
Inventory of Homes for Sale	67	56	- 16.4%	--	--	--
Months Supply of Inventory	7.9	6.1	- 22.5%	--	--	--

Condo

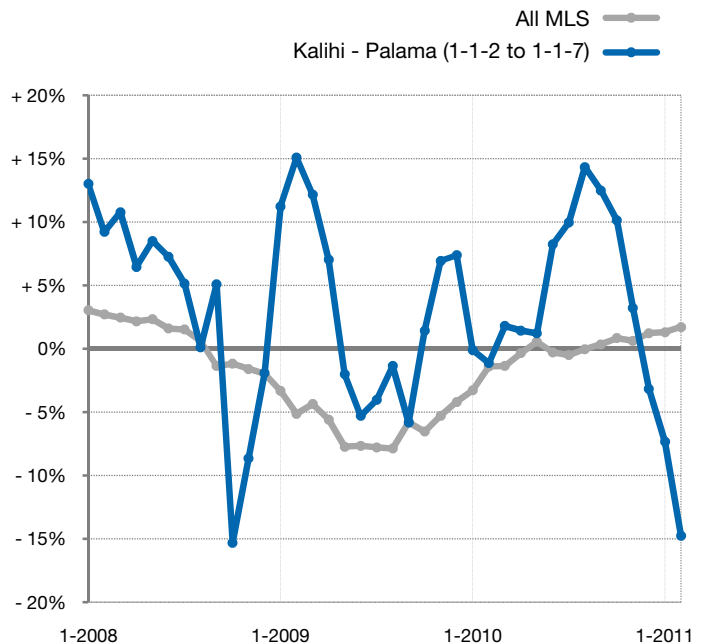
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	17	+ 183.3%	20	31	+ 55.0%
Closed Sales	10	7	- 30.0%	16	13	- 18.8%
Median Sales Price	\$282,500	\$252,500	- 10.6%	\$312,500	\$225,000	- 28.0%
Average Sales Price	\$340,400	\$244,833	- 28.1%	\$332,344	\$237,575	- 28.5%
Percent of Original List Price Received	89.8%	91.2%	+ 1.6%	92.0%	91.6%	- 0.5%
Median Days on Market Until Sale	51	60	+ 18.8%	44	70	+ 59.1%
Inventory of Homes for Sale	34	31	- 8.8%	--	--	--
Months Supply of Inventory	4.6	4.1	- 10.8%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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Kaneohe (Selected 1-4-4 to 1-4-7)

- 24.1% **+ 13.6%** **- 10.1%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

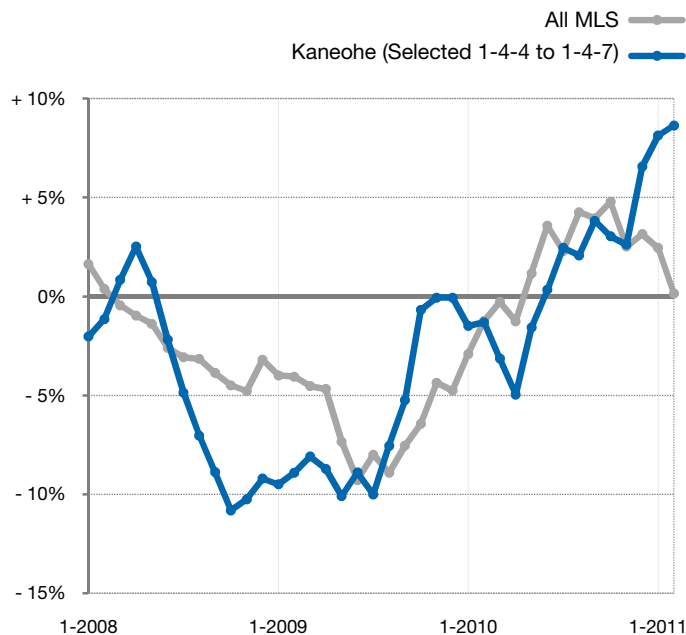
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	35	20	- 42.9%	71	50	- 29.6%
Closed Sales	14	14	0.0%	32	28	- 12.5%
Median Sales Price	\$572,500	\$595,000	+ 3.9%	\$592,500	\$602,500	+ 1.7%
Average Sales Price	\$661,571	\$613,099	- 7.3%	\$648,953	\$684,490	+ 5.5%
Percent of Original List Price Received	91.7%	95.4%	+ 4.0%	93.7%	95.3%	+ 1.7%
Median Days on Market Until Sale	68	38	- 44.4%	45	27	- 39.3%
Inventory of Homes for Sale	122	85	- 30.3%	--	--	--
Months Supply of Inventory	6.1	3.6	- 41.2%	--	--	--

Condo

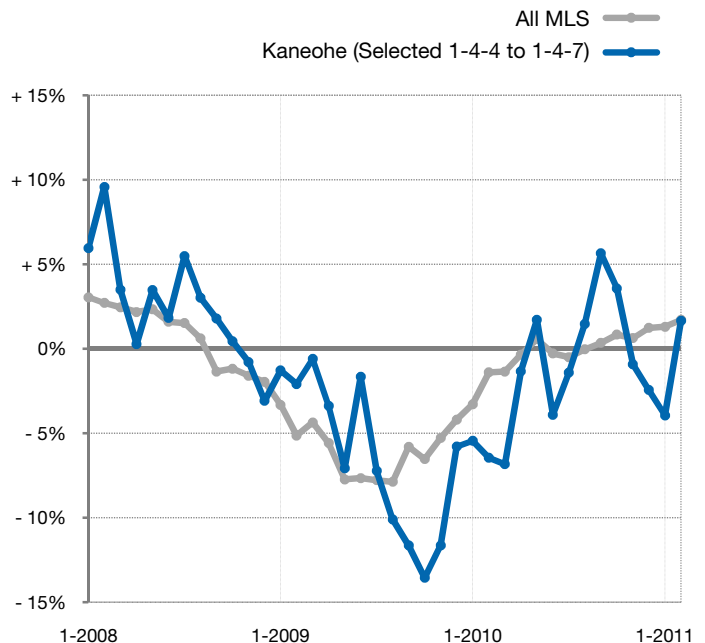
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	19	21	+ 10.5%	36	38	+ 5.6%
Closed Sales	8	11	+ 37.5%	12	17	+ 41.7%
Median Sales Price	\$307,500	\$417,500	+ 35.8%	\$315,000	\$383,000	+ 21.6%
Average Sales Price	\$347,500	\$412,318	+ 18.7%	\$342,583	\$377,118	+ 10.1%
Percent of Original List Price Received	92.8%	94.6%	+ 2.0%	94.4%	91.2%	- 3.3%
Median Days on Market Until Sale	59	57	- 3.4%	70	72	+ 2.9%
Inventory of Homes for Sale	47	67	+ 42.6%	--	--	--
Months Supply of Inventory	4.0	5.4	+ 34.8%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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Kapahulu - Diamond Head (1-3-1 to 1-3-4)

0.0%

Change in
New Listings
All Properties

+ 23.5%

Change in
Closed Sales
All Properties

- 5.7%

Change in
Inventory of Homes
All Properties

Single-Family

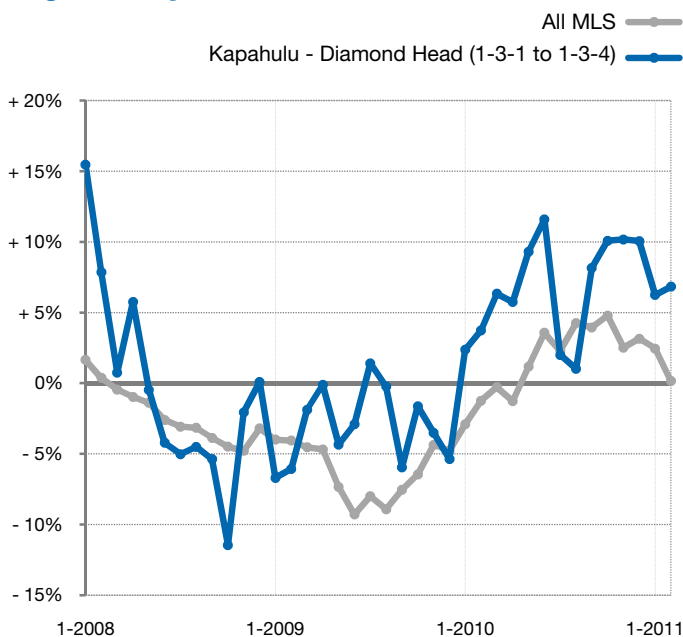
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	23	24	+ 4.3%	55	53	- 3.6%
Closed Sales	8	16	+ 100.0%	21	27	+ 28.6%
Median Sales Price	\$775,000	\$775,000	0.0%	\$812,500	\$678,000	- 16.6%
Average Sales Price	\$818,571	\$1,210,563	+ 47.9%	\$914,425	\$1,006,904	+ 10.1%
Percent of Original List Price Received	94.9%	89.5%	- 5.6%	93.4%	93.3%	- 0.1%
Median Days on Market Until Sale	21	114	+ 442.9%	16	70	+ 337.5%
Inventory of Homes for Sale	89	89	0.0%	--	--	--
Months Supply of Inventory	5.8	5.8	- 1.1%	--	--	--

Condo

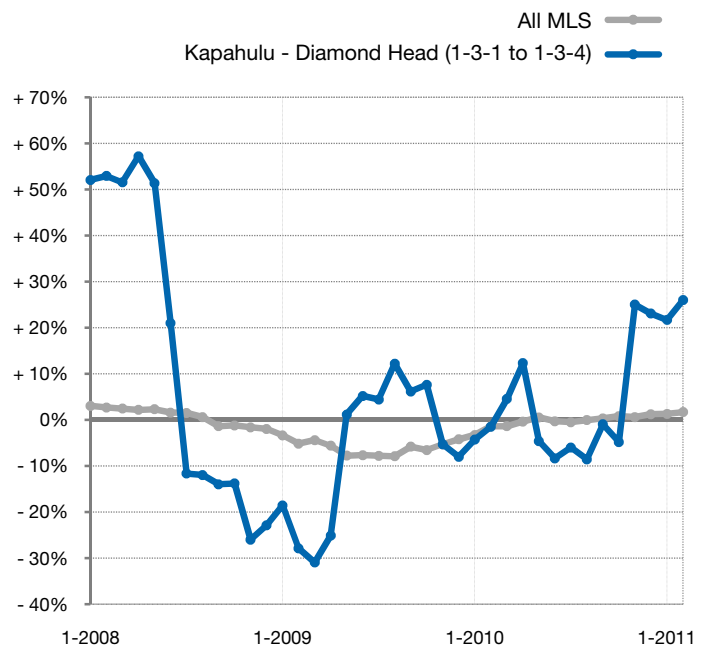
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	17	- 5.6%	33	29	- 12.1%
Closed Sales	9	5	- 44.4%	13	11	- 15.4%
Median Sales Price	\$408,000	\$590,000	+ 44.6%	\$377,000	\$485,000	+ 28.6%
Average Sales Price	\$872,444	\$757,000	- 13.2%	\$708,769	\$570,000	- 19.6%
Percent of Original List Price Received	91.9%	92.0%	+ 0.1%	92.3%	90.3%	- 2.2%
Median Days on Market Until Sale	12	89	+ 641.7%	16	104	+ 550.0%
Inventory of Homes for Sale	69	60	- 13.0%	--	--	--
Months Supply of Inventory	12.5	7.9	- 36.9%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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Makaha - Nanakuli (1-8-1 to 1-8-9)

+ 51.2%	+ 19.0%	+ 7.7%
Change in New Listings All Properties	Change in Closed Sales All Properties	Change in Inventory of Homes All Properties

Single-Family

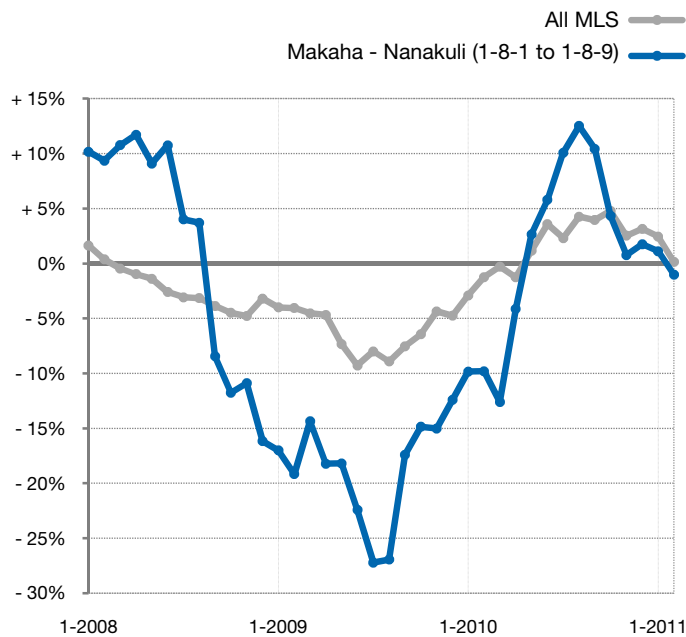
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	33	53	+ 60.6%	64	90	+ 40.6%
Closed Sales	11	13	+ 18.2%	18	29	+ 61.1%
Median Sales Price	\$253,900	\$235,000	- 7.4%	\$255,000	\$289,950	+ 13.7%
Average Sales Price	\$250,809	\$266,407	+ 6.2%	\$257,626	\$282,677	+ 9.7%
Percent of Original List Price Received	93.2%	90.2%	- 3.2%	93.8%	94.3%	+ 0.5%
Median Days on Market Until Sale	45	79	+ 75.6%	42	35	- 16.7%
Inventory of Homes for Sale	138	148	+ 7.2%	--	--	--
Months Supply of Inventory	10.2	8.5	- 16.4%	--	--	--

Condo

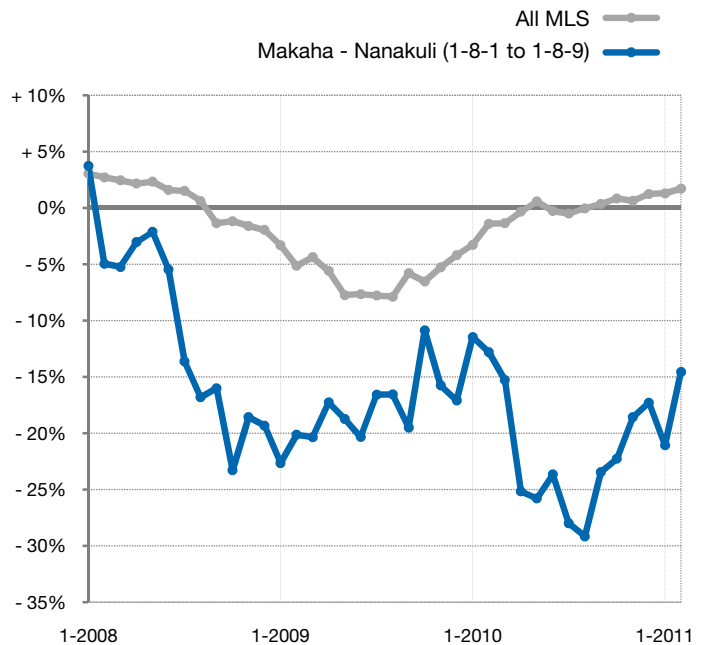
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	10	12	+ 20.0%	27	26	- 3.7%
Closed Sales	10	12	+ 20.0%	15	17	+ 13.3%
Median Sales Price	\$90,000	\$90,500	+ 0.6%	\$90,000	\$89,000	- 1.1%
Average Sales Price	\$140,150	\$98,742	- 29.5%	\$141,600	\$91,259	- 35.6%
Percent of Original List Price Received	87.4%	91.7%	+ 4.9%	88.8%	89.3%	+ 0.6%
Median Days on Market Until Sale	55	60	+ 9.1%	40	45	+ 12.5%
Inventory of Homes for Sale	82	89	+ 8.5%	--	--	--
Months Supply of Inventory	10.0	10.9	+ 8.5%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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Makakilo (1-9-2 to 1-9-3)

- 3.4%

Change in
New Listings
All Properties

- 40.0%

Change in
Closed Sales
All Properties

- 7.1%

Change in
Inventory of Homes
All Properties

Single-Family

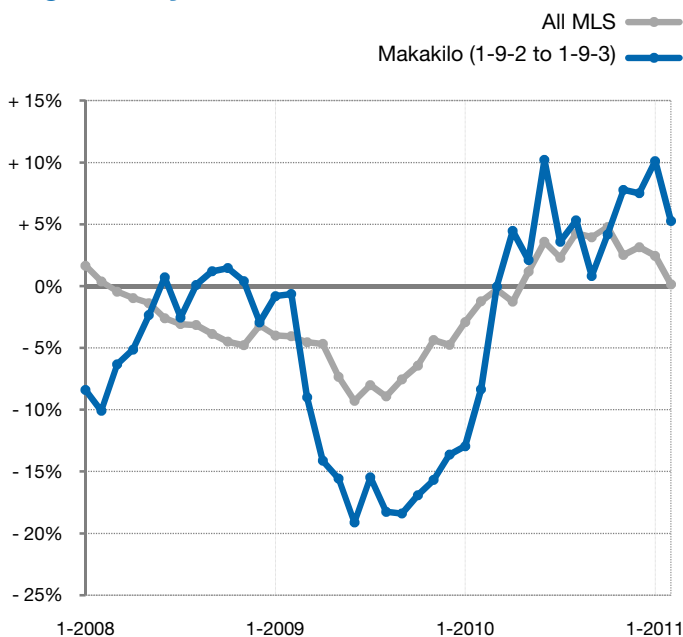
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	12	- 33.3%	30	24	- 20.0%
Closed Sales	5	5	0.0%	10	11	+ 10.0%
Median Sales Price	\$668,087	\$630,000	- 5.7%	\$610,311	\$523,500	- 14.2%
Average Sales Price	\$759,842	\$661,000	- 13.0%	\$661,595	\$573,000	- 13.4%
Percent of Original List Price Received	95.8%	96.4%	+ 0.6%	95.7%	97.6%	+ 2.0%
Median Days on Market Until Sale	72	7	- 90.3%	60	24	- 60.0%
Inventory of Homes for Sale	56	46	- 17.9%	--	--	--
Months Supply of Inventory	5.7	5.5	- 3.1%	--	--	--

Condo

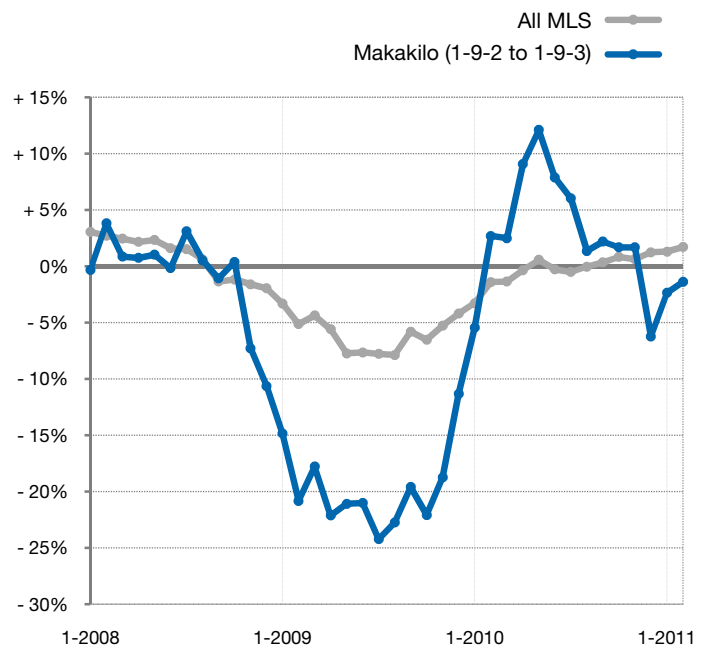
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	11	16	+ 45.5%	19	30	+ 57.9%
Closed Sales	10	4	- 60.0%	13	8	- 38.5%
Median Sales Price	\$249,500	\$266,450	+ 6.8%	\$250,000	\$304,950	+ 22.0%
Average Sales Price	\$284,990	\$263,225	- 7.6%	\$278,608	\$289,050	+ 3.7%
Percent of Original List Price Received	95.0%	99.0%	+ 4.2%	93.3%	97.3%	+ 4.3%
Median Days on Market Until Sale	85	22	- 74.1%	90	25	- 72.8%
Inventory of Homes for Sale	42	45	+ 7.1%	--	--	--
Months Supply of Inventory	5.9	7.2	+ 21.4%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))

- 1.1%

Change in
New Listings
All Properties

+ 14.7%

Change in
Closed Sales
All Properties

- 1.9%

Change in
Inventory of Homes
All Properties

Single-Family

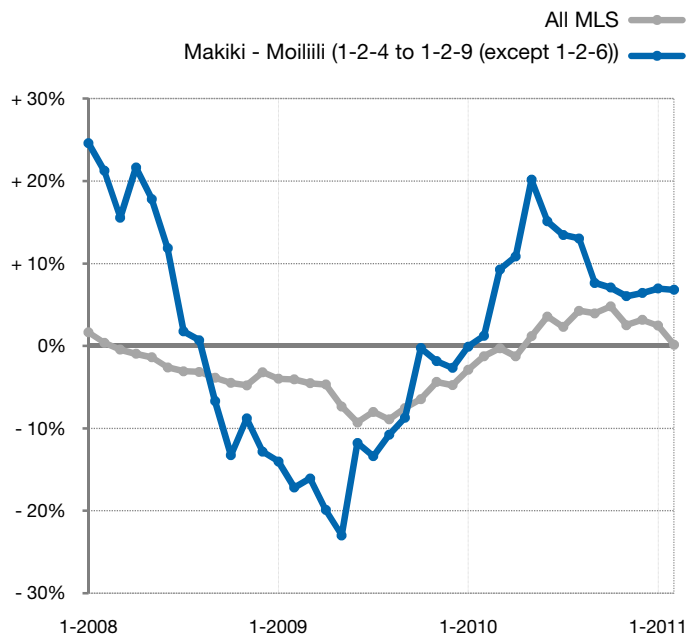
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	10	11	+ 10.0%	24	26	+ 8.3%
Closed Sales	3	2	- 33.3%	6	13	+ 116.7%
Median Sales Price	\$735,000	\$791,750	+ 7.7%	\$827,500	\$965,000	+ 16.6%
Average Sales Price	\$865,000	\$791,750	- 8.5%	\$860,000	\$951,308	+ 10.6%
Percent of Original List Price Received	87.0%	94.2%	+ 8.3%	97.5%	89.9%	- 7.8%
Median Days on Market Until Sale	18	135	+ 650.0%	13	71	+ 446.2%
Inventory of Homes for Sale	47	42	- 10.6%	--	--	--
Months Supply of Inventory	6.6	5.5	- 16.5%	--	--	--

Condo

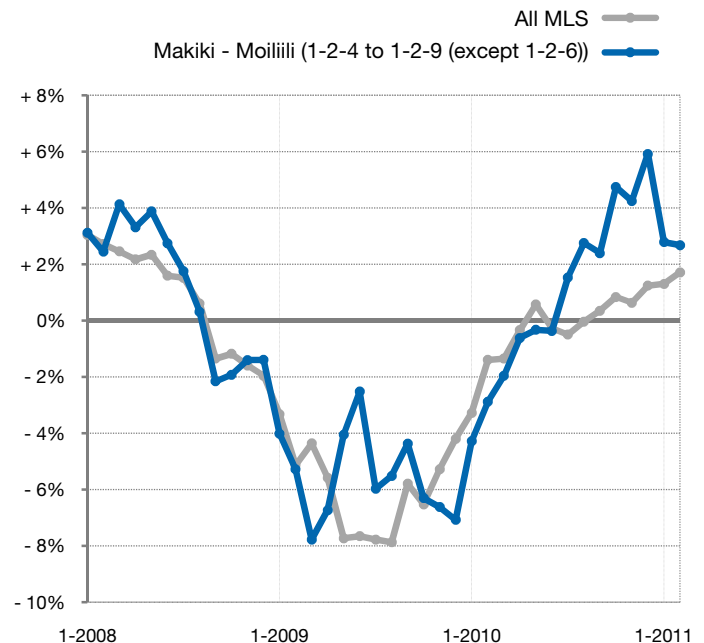
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	78	76	- 2.6%	138	174	+ 26.1%
Closed Sales	31	37	+ 19.4%	58	65	+ 12.1%
Median Sales Price	\$274,000	\$304,000	+ 10.9%	\$285,000	\$290,000	+ 1.8%
Average Sales Price	\$262,667	\$325,774	+ 24.0%	\$308,603	\$320,790	+ 3.9%
Percent of Original List Price Received	94.6%	94.0%	- 0.6%	94.8%	94.9%	+ 0.2%
Median Days on Market Until Sale	36	71	+ 97.2%	33	54	+ 63.6%
Inventory of Homes for Sale	215	215	0.0%	--	--	--
Months Supply of Inventory	5.0	4.8	- 5.4%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Mililani (Selected 1-9-4 to 1-9-5)

+ 41.9% **+ 60.0%** **+ 5.4%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

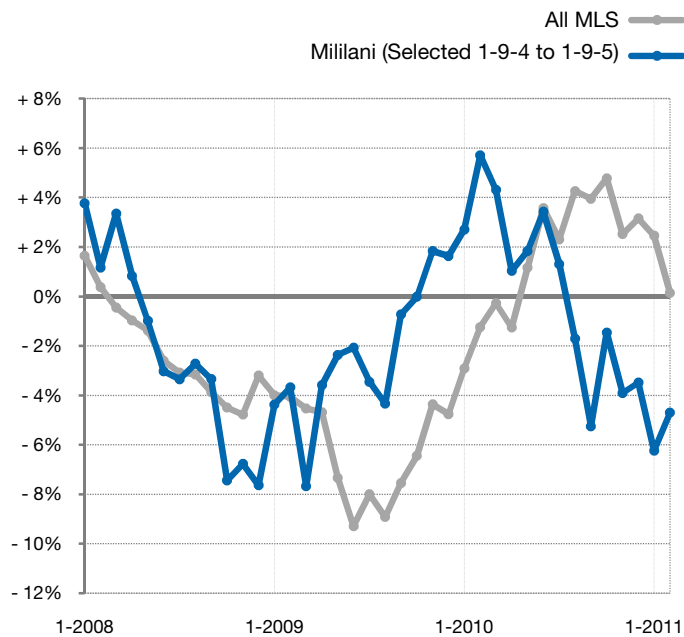
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	27	+ 50.0%	42	39	- 7.1%
Closed Sales	8	7	- 12.5%	18	21	+ 16.7%
Median Sales Price	\$622,500	\$630,000	+ 1.2%	\$655,000	\$523,000	- 20.2%
Average Sales Price	\$659,563	\$576,786	- 12.6%	\$669,194	\$545,257	- 18.5%
Percent of Original List Price Received	98.2%	98.2%	+ 0.0%	96.4%	96.4%	- 0.1%
Median Days on Market Until Sale	10	56	+ 489.5%	12	56	+ 366.7%
Inventory of Homes for Sale	47	38	- 19.1%	--	--	--
Months Supply of Inventory	3.4	2.6	- 24.2%	--	--	--

Condo

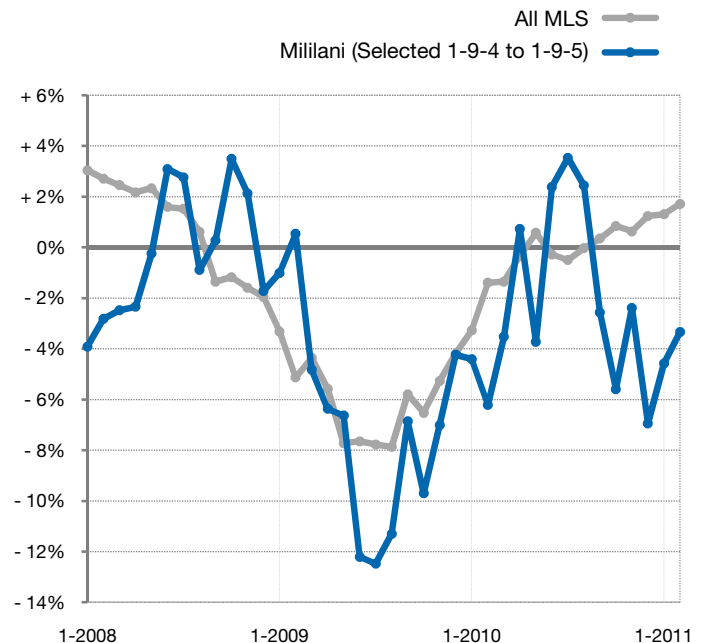
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	25	34	+ 36.0%	48	63	+ 31.3%
Closed Sales	7	17	+ 142.9%	22	33	+ 50.0%
Median Sales Price	\$265,000	\$250,000	- 5.7%	\$286,500	\$295,000	+ 3.0%
Average Sales Price	\$295,057	\$279,647	- 5.2%	\$295,564	\$291,512	- 1.4%
Percent of Original List Price Received	94.6%	96.0%	+ 1.4%	96.3%	95.8%	- 0.4%
Median Days on Market Until Sale	61	85	+ 39.3%	58	69	+ 20.0%
Inventory of Homes for Sale	64	79	+ 23.4%	--	--	--
Months Supply of Inventory	3.4	4.6	+ 32.9%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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Moanalua - Salt Lake (1-1-1)

+ 3.8%

- 11.1%

- 9.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

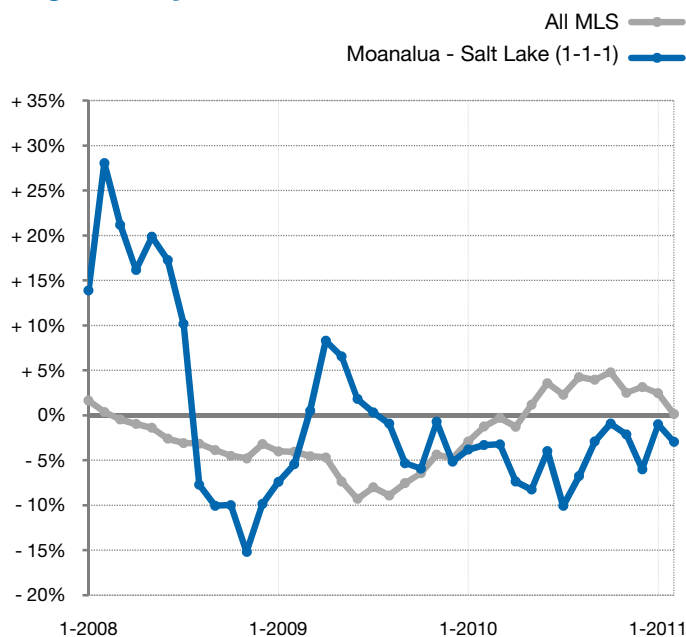
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3	6	+ 100.0%	9	17	+ 88.9%
Closed Sales	1	5	+ 400.0%	7	12	+ 71.4%
Median Sales Price	\$660,000	\$630,000	- 4.5%	\$664,500	\$640,000	- 3.7%
Average Sales Price	\$660,000	\$622,600	- 5.7%	\$673,432	\$608,583	- 9.6%
Percent of Original List Price Received	101.5%	93.6%	- 7.8%	93.0%	94.2%	+ 1.3%
Median Days on Market Until Sale	9	77	+ 755.6%	35	63	+ 78.6%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	5.8	5.4	- 7.9%	--	--	--

Condo

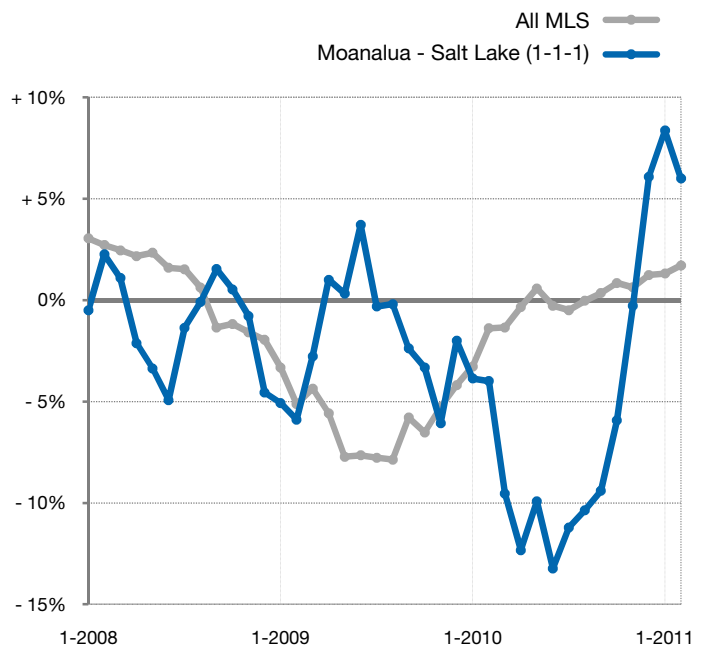
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	23	21	- 8.7%	48	38	- 20.8%
Closed Sales	17	11	- 35.3%	28	24	- 14.3%
Median Sales Price	\$300,000	\$290,000	- 3.3%	\$265,000	\$275,500	+ 4.0%
Average Sales Price	\$313,076	\$317,536	+ 1.4%	\$312,267	\$320,163	+ 2.5%
Percent of Original List Price Received	90.6%	95.7%	+ 5.7%	92.9%	95.4%	+ 2.6%
Median Days on Market Until Sale	19	64	+ 236.8%	26	58	+ 123.1%
Inventory of Homes for Sale	56	45	- 19.6%	--	--	--
Months Supply of Inventory	3.7	3.2	- 15.4%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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North Shore (1-5-6 to 1-6-9)

- 32.1% **+ 14.3%** **- 10.1%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

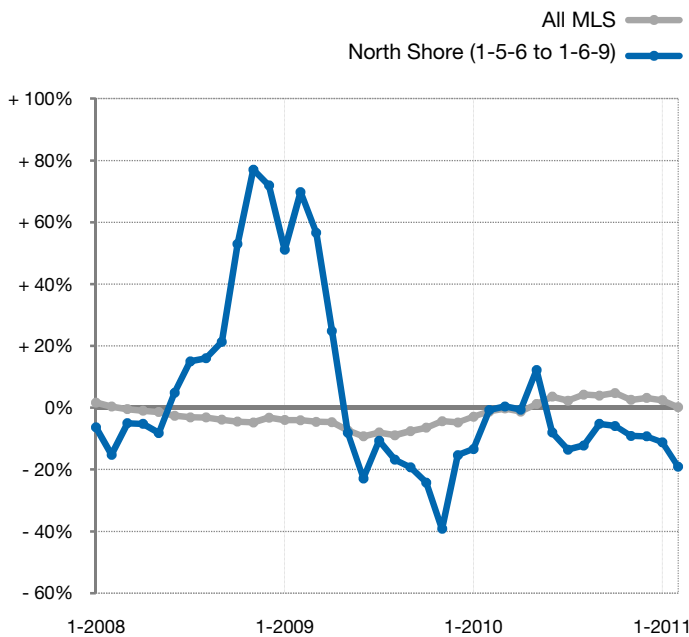
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	13	- 27.8%	33	30	- 9.1%
Closed Sales	6	6	0.0%	11	13	+ 18.2%
Median Sales Price	\$800,000	\$812,500	+ 1.6%	\$765,000	\$704,500	- 7.9%
Average Sales Price	\$1,147,500	\$739,000	- 35.6%	\$973,500	\$687,208	- 29.4%
Percent of Original List Price Received	86.8%	95.4%	+ 9.9%	88.3%	92.4%	+ 4.6%
Median Days on Market Until Sale	204	66	- 67.6%	147	82	- 44.2%
Inventory of Homes for Sale	95	89	- 6.3%	--	--	--
Months Supply of Inventory	16.3	14.4	- 11.4%	--	--	--

Condo

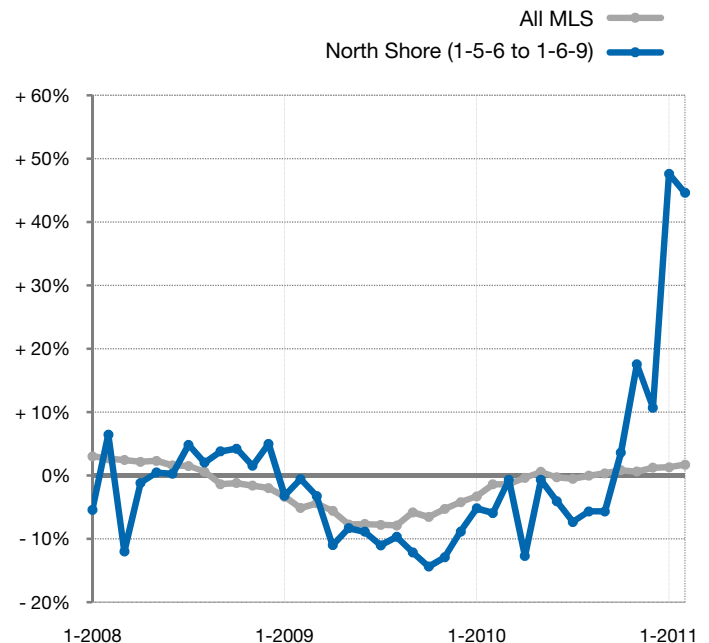
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	10	6	- 40.0%	18	12	- 33.3%
Closed Sales	1	2	+ 100.0%	2	7	+ 250.0%
Median Sales Price	\$265,000	\$225,000	- 15.1%	\$205,000	\$270,000	+ 31.7%
Average Sales Price	\$265,000	\$225,000	- 15.1%	\$205,000	\$286,743	+ 39.9%
Percent of Original List Price Received	88.4%	84.6%	- 4.3%	77.2%	91.5%	+ 18.6%
Median Days on Market Until Sale	16	59	+ 268.8%	124	38	- 69.2%
Inventory of Homes for Sale	44	36	- 18.2%	--	--	--
Months Supply of Inventory	17.2	10.6	- 38.5%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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Pearl City - Aiea (1-9-6 to 1-9-9)

+ 6.7%

Change in
New Listings
All Properties

+ 19.2%

Change in
Closed Sales
All Properties

+ 20.8%

Change in
Inventory of Homes
All Properties

Single-Family

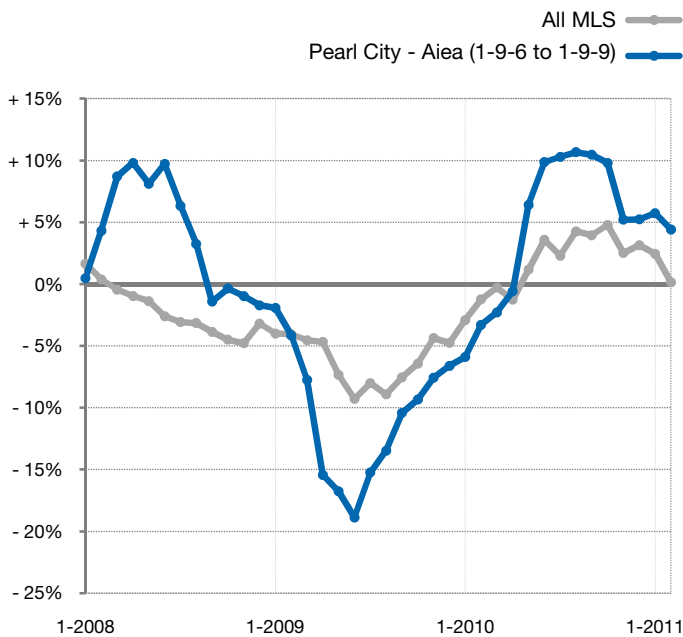
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	19	25	+ 31.6%	38	42	+ 10.5%
Closed Sales	11	8	- 27.3%	23	25	+ 8.7%
Median Sales Price	\$600,000	\$612,500	+ 2.1%	\$560,000	\$582,500	+ 4.0%
Average Sales Price	\$650,982	\$606,250	- 6.9%	\$603,948	\$589,746	- 2.4%
Percent of Original List Price Received	98.5%	97.4%	- 1.0%	97.4%	93.5%	- 4.0%
Median Days on Market Until Sale	49	100	+ 103.1%	64	70	+ 9.4%
Inventory of Homes for Sale	55	77	+ 40.0%	--	--	--
Months Supply of Inventory	3.4	5.0	+ 46.8%	--	--	--

Condo

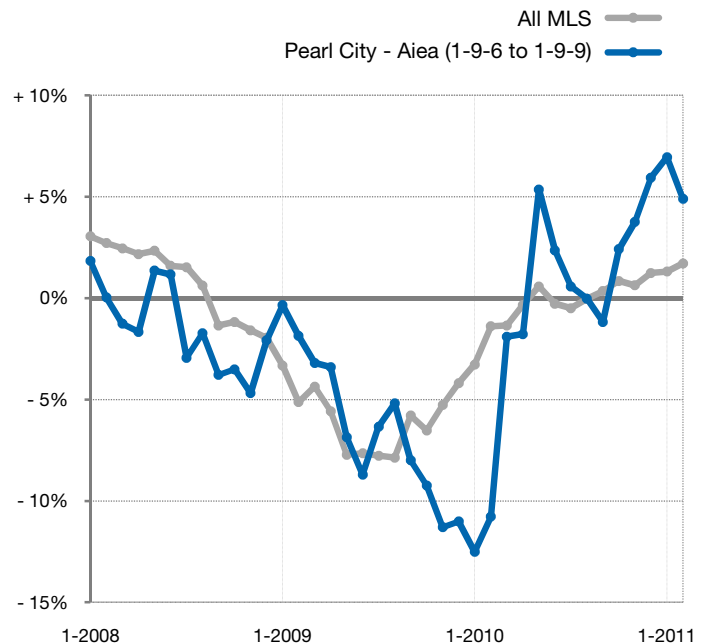
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	41	39	- 4.9%	87	83	- 4.6%
Closed Sales	15	23	+ 53.3%	28	42	+ 50.0%
Median Sales Price	\$279,500	\$268,000	- 4.1%	\$282,500	\$262,500	- 7.1%
Average Sales Price	\$275,060	\$275,413	+ 0.1%	\$285,621	\$284,024	- 0.6%
Percent of Original List Price Received	96.9%	94.9%	- 2.1%	96.5%	95.8%	- 0.7%
Median Days on Market Until Sale	29	41	+ 41.4%	24	51	+ 110.4%
Inventory of Homes for Sale	94	103	+ 9.6%	--	--	--
Months Supply of Inventory	4.1	4.1	+ 0.8%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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- 72.7% **+ 57.1%** **+ 11.1%**

Wahiawa (1-7-1 to 1-7-7)

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

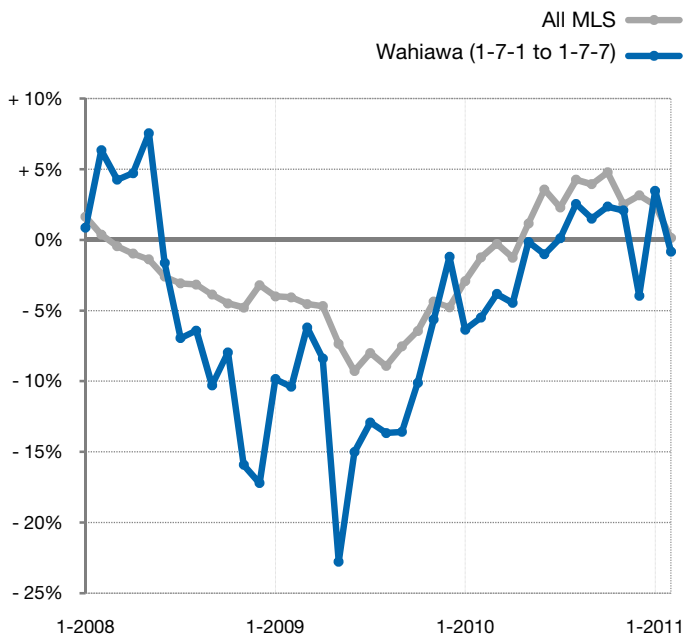
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	15	3	- 80.0%	24	16	- 33.3%
Closed Sales	5	7	+ 40.0%	8	14	+ 75.0%
Median Sales Price	\$410,000	\$375,000	- 8.5%	\$384,500	\$384,500	0.0%
Average Sales Price	\$405,800	\$401,429	- 1.1%	\$393,375	\$435,814	+ 10.8%
Percent of Original List Price Received	94.3%	94.6%	+ 0.4%	93.6%	94.0%	+ 0.4%
Median Days on Market Until Sale	56	58	+ 3.6%	48	56	+ 17.9%
Inventory of Homes for Sale	31	37	+ 19.4%	--	--	--
Months Supply of Inventory	7.2	5.8	- 19.4%	--	--	--

Condo

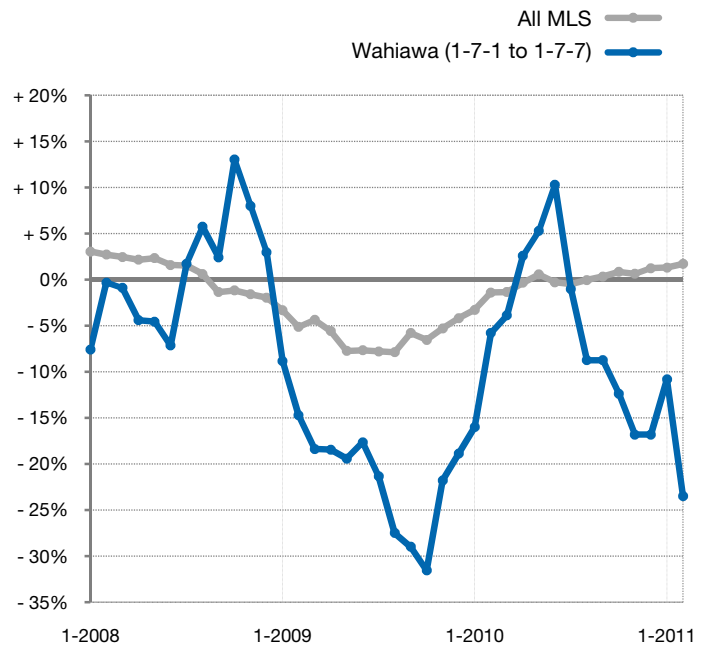
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	7	3	- 57.1%	8	5	- 37.5%
Closed Sales	2	4	+ 100.0%	2	5	+ 150.0%
Median Sales Price	\$152,500	\$91,500	- 40.0%	\$152,500	\$108,000	- 29.2%
Average Sales Price	\$152,500	\$100,250	- 34.3%	\$152,500	\$103,200	- 32.3%
Percent of Original List Price Received	78.5%	88.9%	+ 13.2%	78.5%	87.0%	+ 10.8%
Median Days on Market Until Sale	20	117	+ 485.0%	20	123	+ 515.0%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	8.4	7.8	- 7.1%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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Waialae-Kahala (1-3-5)

- 4.5%

+ 14.3%

- 6.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

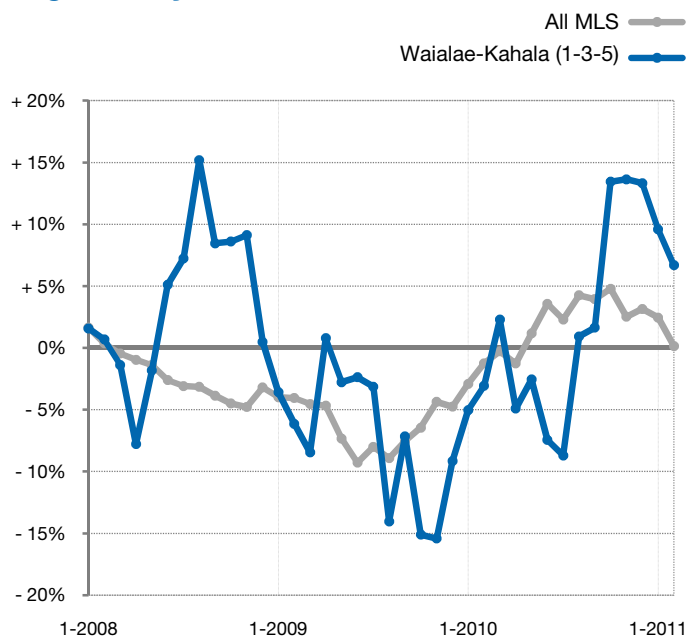
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	15	13	- 13.3%	32	24	- 25.0%
Closed Sales	6	6	0.0%	14	17	+ 21.4%
Median Sales Price	\$1,092,500	\$1,625,000	+ 48.7%	\$1,274,000	\$1,200,000	- 5.8%
Average Sales Price	\$1,128,367	\$1,525,000	+ 35.2%	\$1,560,871	\$1,422,838	- 8.8%
Percent of Original List Price Received	92.6%	91.6%	- 1.1%	89.8%	90.6%	+ 0.9%
Median Days on Market Until Sale	19	21	+ 10.8%	71	63	- 11.3%
Inventory of Homes for Sale	58	52	- 10.3%	--	--	--
Months Supply of Inventory	7.2	5.4	- 24.4%	--	--	--

Condo

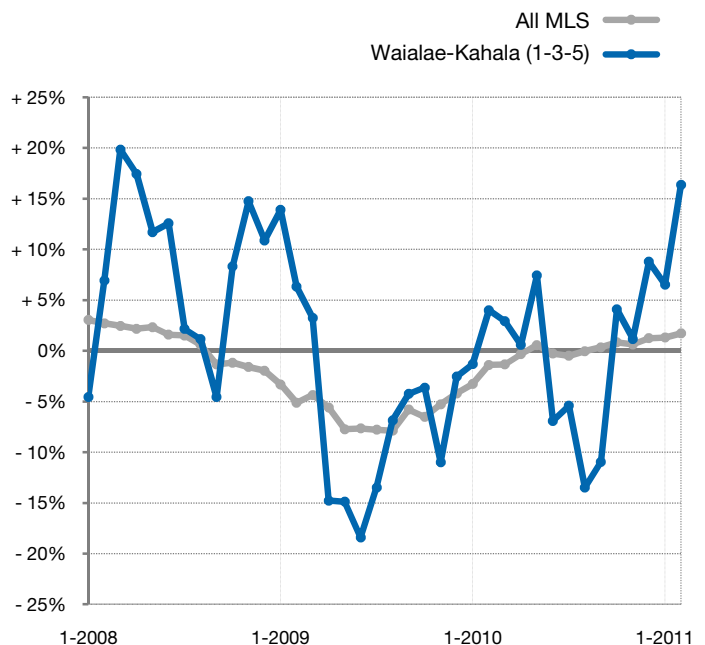
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	7	8	+ 14.3%	12	12	0.0%
Closed Sales	1	2	+ 100.0%	6	4	- 33.3%
Median Sales Price	\$410,000	\$417,500	+ 1.8%	\$410,000	\$274,000	- 33.2%
Average Sales Price	\$410,000	\$417,500	+ 1.8%	\$415,000	\$345,750	- 16.7%
Percent of Original List Price Received	91.3%	83.6%	- 8.4%	92.4%	91.2%	- 1.2%
Median Days on Market Until Sale	12	32	+ 166.7%	31	15	- 50.8%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	4.3	5.7	+ 30.7%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the HiCentral MLS, Ltd. Powered by 10K Research & Marketing.

Local Market Update – February 2011

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Waikiki (1-2-6)

- 0.8%

+ 15.1%

- 16.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

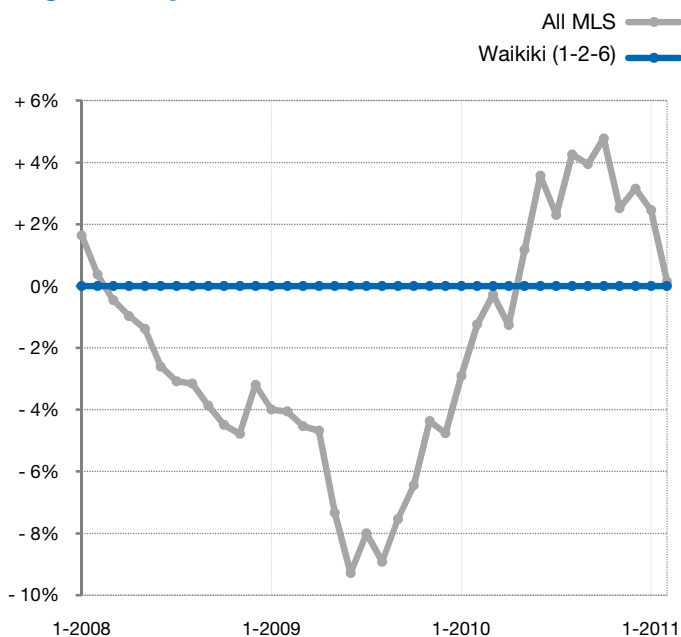
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price	\$0	\$0	--	\$0	\$0	--
Average Sales Price	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received	0.0%	0.0%	--	0.0%	0.0%	--
Median Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

Condo

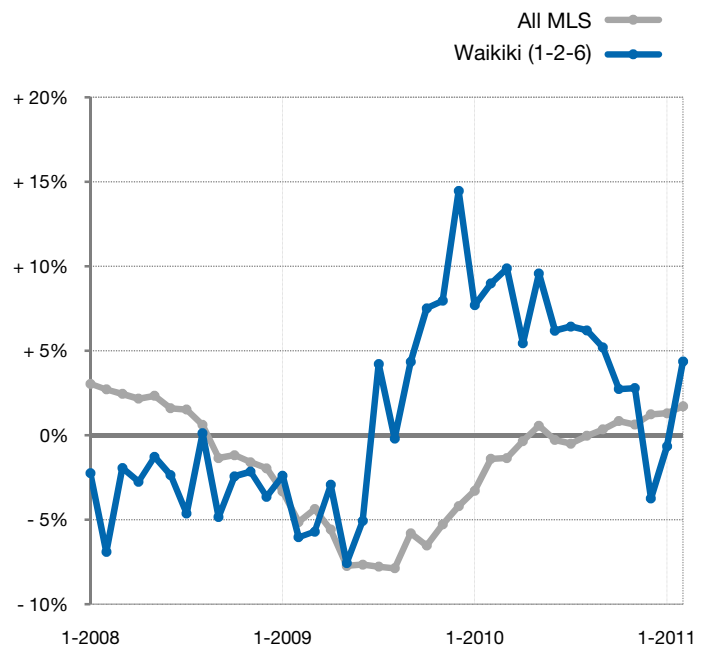
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	122	122	0.0%	265	258	- 2.6%
Closed Sales	53	61	+ 15.1%	98	121	+ 23.5%
Median Sales Price	\$290,000	\$349,900	+ 20.7%	\$262,500	\$310,000	+ 18.1%
Average Sales Price	\$328,919	\$371,953	+ 13.1%	\$292,817	\$330,386	+ 12.8%
Percent of Original List Price Received	91.3%	93.4%	+ 2.2%	91.4%	93.1%	+ 1.9%
Median Days on Market Until Sale	80	60	- 25.0%	63	53	- 15.2%
Inventory of Homes for Sale	602	500	- 16.9%	--	--	--
Months Supply of Inventory	11.1	8.1	- 26.5%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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Waipahu (1-9-4)

- 21.1% **- 27.0%** **+ 5.9%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

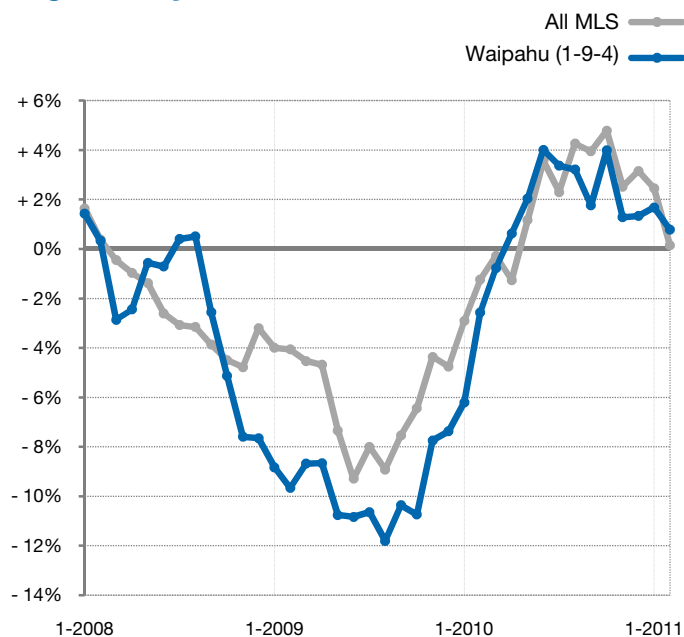
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	38	24	- 36.8%	63	56	- 11.1%
Closed Sales	20	16	- 20.0%	36	31	- 13.9%
Median Sales Price	\$546,000	\$537,000	- 1.6%	\$549,500	\$539,000	- 1.9%
Average Sales Price	\$515,090	\$557,444	+ 8.2%	\$527,297	\$561,871	+ 6.6%
Percent of Original List Price Received	96.5%	96.8%	+ 0.3%	95.5%	96.8%	+ 1.3%
Median Days on Market Until Sale	35	46	+ 31.4%	36	43	+ 19.4%
Inventory of Homes for Sale	102	85	- 16.7%	--	--	--
Months Supply of Inventory	4.6	3.6	- 20.8%	--	--	--

Condo

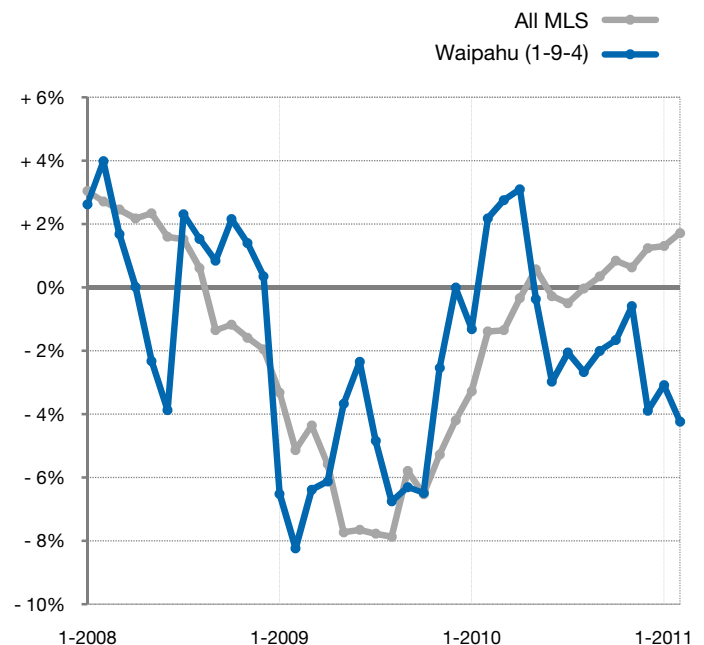
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	33	32	- 3.0%	65	56	- 13.8%
Closed Sales	17	11	- 35.3%	35	24	- 31.4%
Median Sales Price	\$295,000	\$257,000	- 12.9%	\$280,000	\$257,000	- 8.2%
Average Sales Price	\$292,176	\$266,182	- 8.9%	\$282,429	\$264,792	- 6.2%
Percent of Original List Price Received	98.3%	95.8%	- 2.5%	97.7%	95.1%	- 2.7%
Median Days on Market Until Sale	18	70	+ 288.9%	23	50	+ 115.2%
Inventory of Homes for Sale	85	113	+ 32.9%	--	--	--
Months Supply of Inventory	4.0	6.1	+ 49.6%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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Local Market Update – February 2011

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Windward Coast (1-4-8 to 1-5-5)

+ 45.5% **+ 500.0%** **- 19.5%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Single-Family

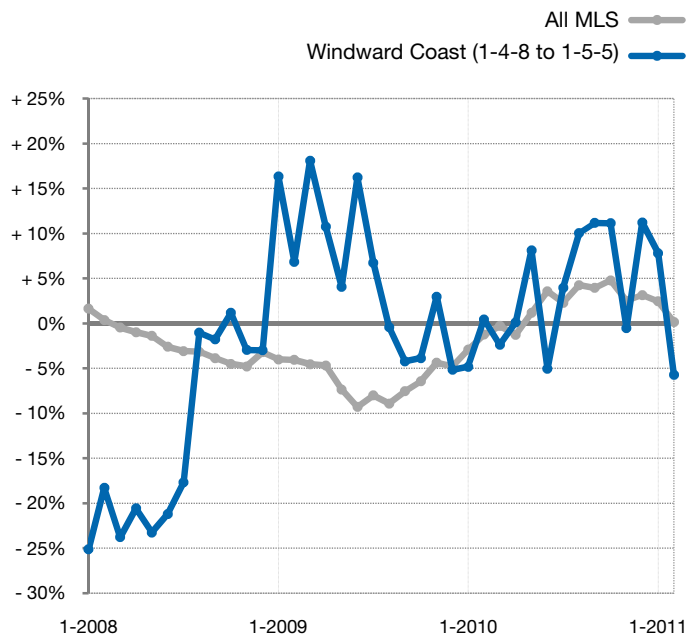
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	7	13	+ 85.7%	20	30	+ 50.0%
Closed Sales	1	6	+ 500.0%	4	10	+ 150.0%
Median Sales Price	\$692,000	\$584,750	- 15.5%	\$505,000	\$569,750	+ 12.8%
Average Sales Price	\$692,000	\$553,333	- 20.0%	\$501,750	\$526,000	+ 4.8%
Percent of Original List Price Received	102.5%	87.7%	- 14.5%	97.8%	94.0%	- 3.9%
Median Days on Market Until Sale	20	106	+ 430.0%	22	42	+ 95.3%
Inventory of Homes for Sale	59	54	- 8.5%	--	--	--
Months Supply of Inventory	18.6	11.8	- 36.8%	--	--	--

Condo

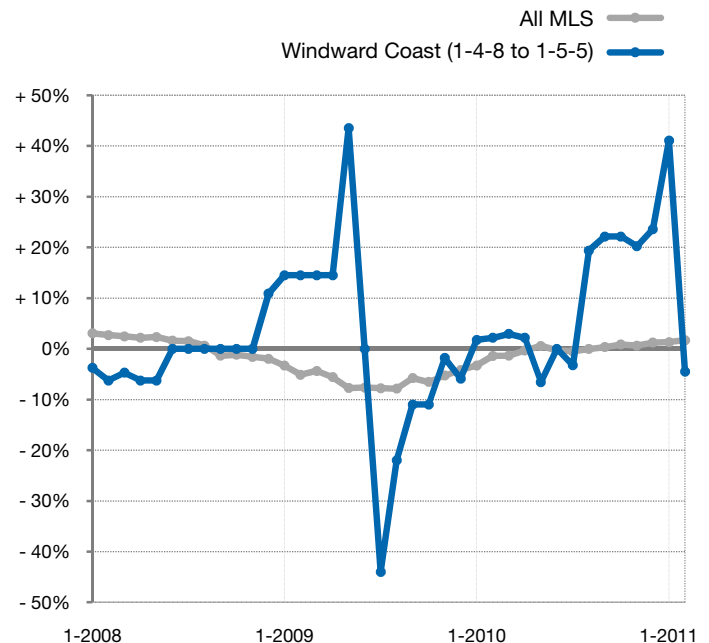
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	4	3	- 25.0%	7	5	- 28.6%
Closed Sales	0	0	--	0	1	--
Median Sales Price	\$0	\$0	--	\$0	\$203,500	--
Average Sales Price	\$0	\$0	--	\$0	\$203,500	--
Percent of Original List Price Received	0.0%	0.0%	--	0.0%	70.3%	--
Median Days on Market Until Sale	0	0	--	0	267	--
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	16.4	7.4	- 55.1%	--	--	--

Change in Median Sales Price from Prior Year (6-Month Average)*

Single-Family Detached



Townhouse-Condo Attached



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